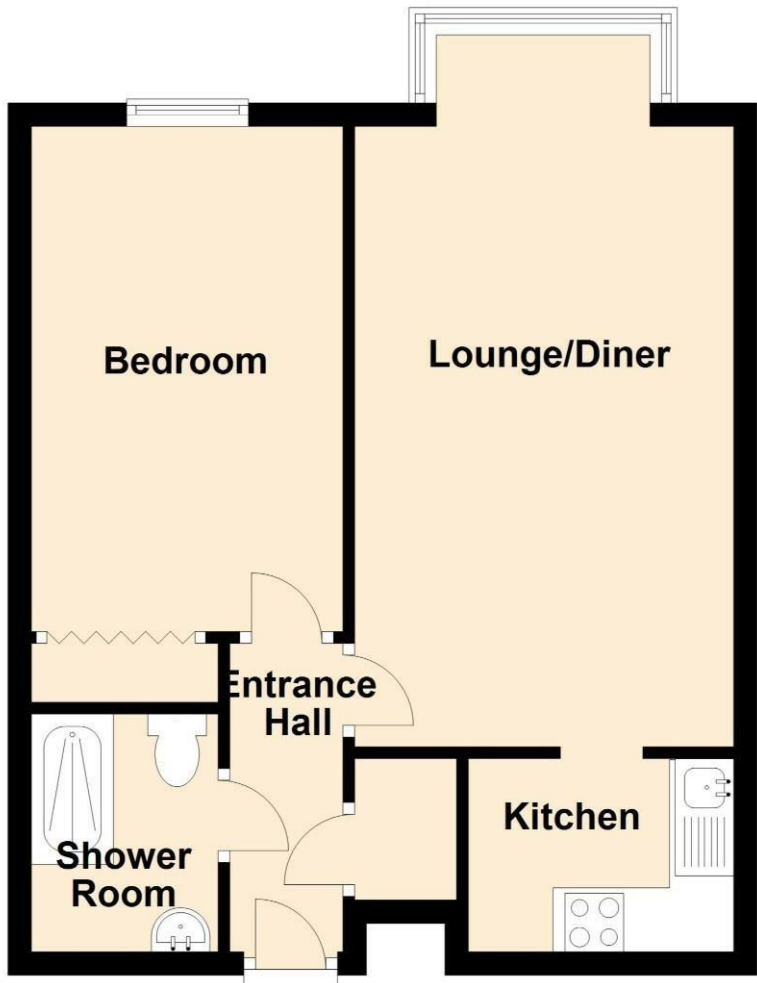




4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharp.com
Lettings enquiries: lettings@shepherdsharp.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm



41 Homeside House Bradford Place

Penarth CF64 1NR

£100,000

Situated in this purpose built modern retirement developement is this first floor one bedroom apartment. It has views of Kymin woods but is just a short walk from the town centres. Comprises hallway with walk-in store cupboard, good size lounge/dining room, kitchen, double bedroom with built-in wardrobe and modernised shower room. Contemporary fittings, electric heating, fitted carpets. The development is set in mature grounds has the additional benefit of a house manager, residents' lounge, laundry room and guest suite (available for booking at £30 per night). Leasehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Panelled door to communal hallway.

Communal Hallway
Door to apartment.

Hallway
Carpet, loft access, walk-in storage/airing cupboard with shelving, access to electric meter and fuse box, hot water tank. Moulded panelled doors to all rooms.

Lounge/Dining Room
19'8" x 10'5" (6.0m x 3.20m)
uPVC double glazed square bay window to one side looking onto Kymin woods. New carpet, storage radiator, traditional style fire surround with contemporary electric fire, alarm cord, entry phone, coved ceiling, archway through to kitchen.



Kitchen
7'4" x 5'4" (2.24m x 1.63m)
A compact but practical kitchen, four base units, three high level cupboards, sink and drainer. Integrated microwave and oven, electric hob, space for fridge/freezer, vinyl flooring, white tiling, alarm cord.

Bedroom
14'1" x 8'10" (4.30m x 2.71m)
uPVC double glazed window facing west looking onto Kymin woods. New carpet, storage radiator, mirror fronted wardrobe, alarm cord, coved ceiling.

Shower Room
Formerly a bathroom now a contemporary shower room. Comprising large shower enclosure with electric shower, hand rail, low level wc, contemporary wash hand basin with lever mixer tap. White tiling, contrasting floor tile, wall lights, extractor, chrome towel rail.

Outside
The property is set in wonderful mature grounds with great views of the Channel and pier. There is on site parking to the front of the development.

Lease Details
Lease 99 years from 1986
Ground Rent TBC
Maintenance TBC

Council Tax
Band D £2,003.04 p.a. (24/25)

Postcode
CF64 1NR

