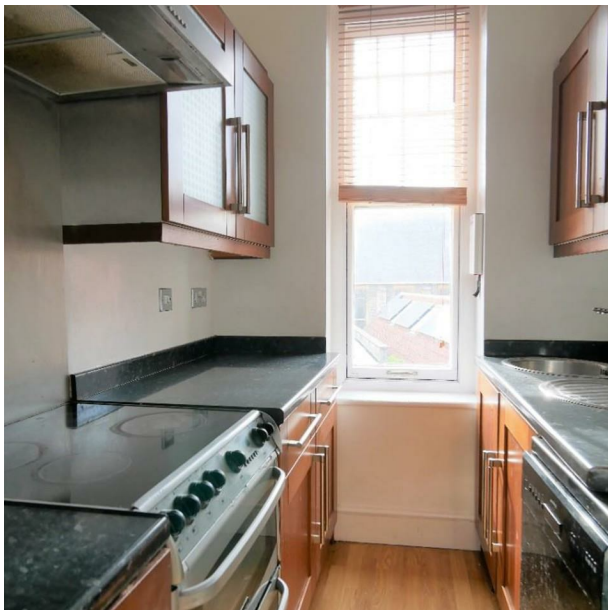


8 Royal Buildings, Victoria Road

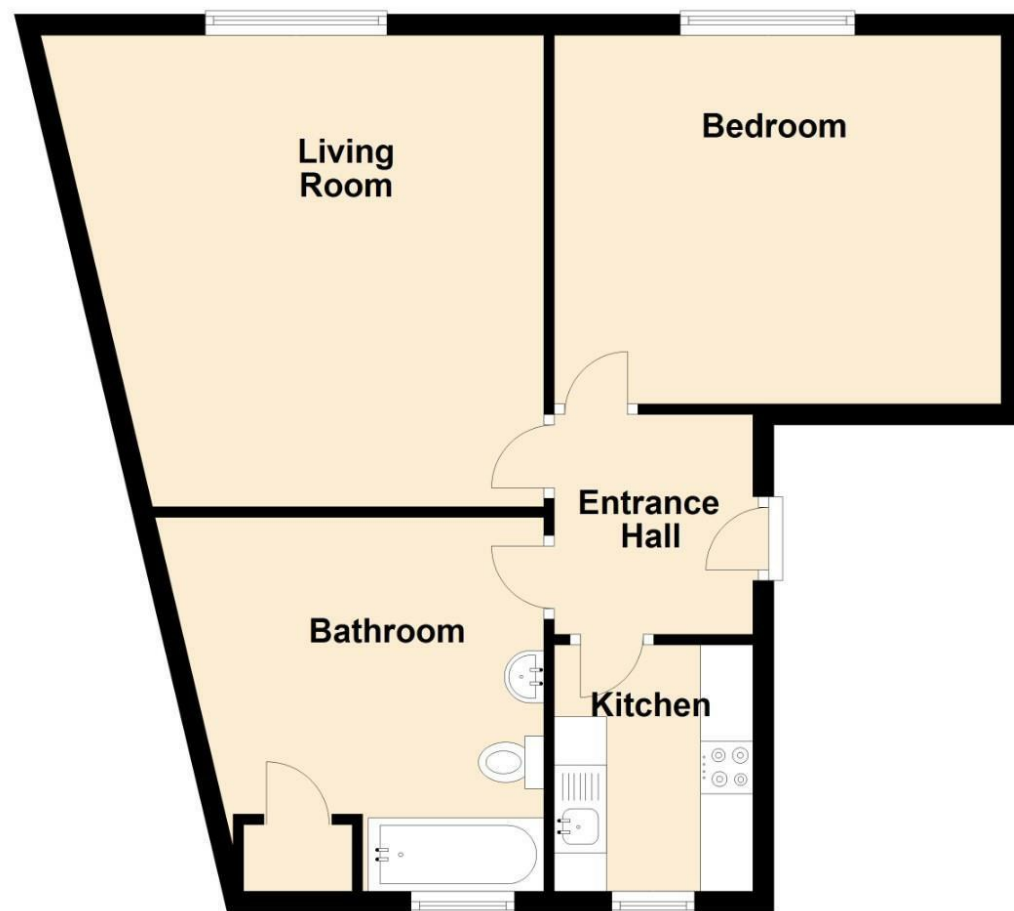


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

Monday – Friday
9am – 6pm
Saturday
9am - 5pm

Ground Floor



8 Royal Buildings, Victoria Road

Penarth CF64 3ED

£217,000

A very spacious one bedroom second floor apartment situated in a lovely central location close to railway station, town centre and all local amenities. Comprises private entrance shared with two other apartments, private hallway, spacious lounge, separate kitchen, double bedroom and large bathroom. Lovely period features and fireplaces, gas central heating. Leasehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	67	
(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	



Front door to communal hallway. Original period staircase and features.

Private front door to hallway.

Hallway
6'6" x 6'2" (2.0m x 1.88m)
A square hallway, carpet, radiator, fuse box, cornice.

Lounge/Dining Room
15'3" x 15'0" (4.67m x 4.58m)
A large room. Two lovely sash windows to front. Period fireplace with original tiles, cornice, carpet, radiator.

Kitchen
6'1" x 8'2" (1.87m x 2.50m)
Sash window to rear. Cherry wood shaker style kitchen with contrasting granite effect work tops, sink and drainer., mixer tap Electric oven and hob, extractor (untested), plumbing for dishwasher, laminate flooring.

Bedroom
14'4" x 11'6" (4.37m x 3.53m)
A lovely double bedroom. Two sash windows to front. Period fireplace, carpet, radiator, cornice.

Bathroom
11'8" x 9'8" (3.56m x 2.95m)
A spacious bathroom. Comprising tiled panelled bath with shower over, contemporary wash basin and wc in white. Plenty of built-in cupboards and storage, wooden flooring, period fireplace, airing cupboard with combination boiler, cornice, radiator, cast iron period fireplace. Sash window to rear.

Lease Details
Lease Details 990 years
Ground Rent £25 p.a.
Maintenance/Service Charge £50 per month (includes buildings insurance, communal areas and communal lighting).

Council Tax
Band D £1,780.99 p.a. (22/23)

Post Code
CF64 3ED

