

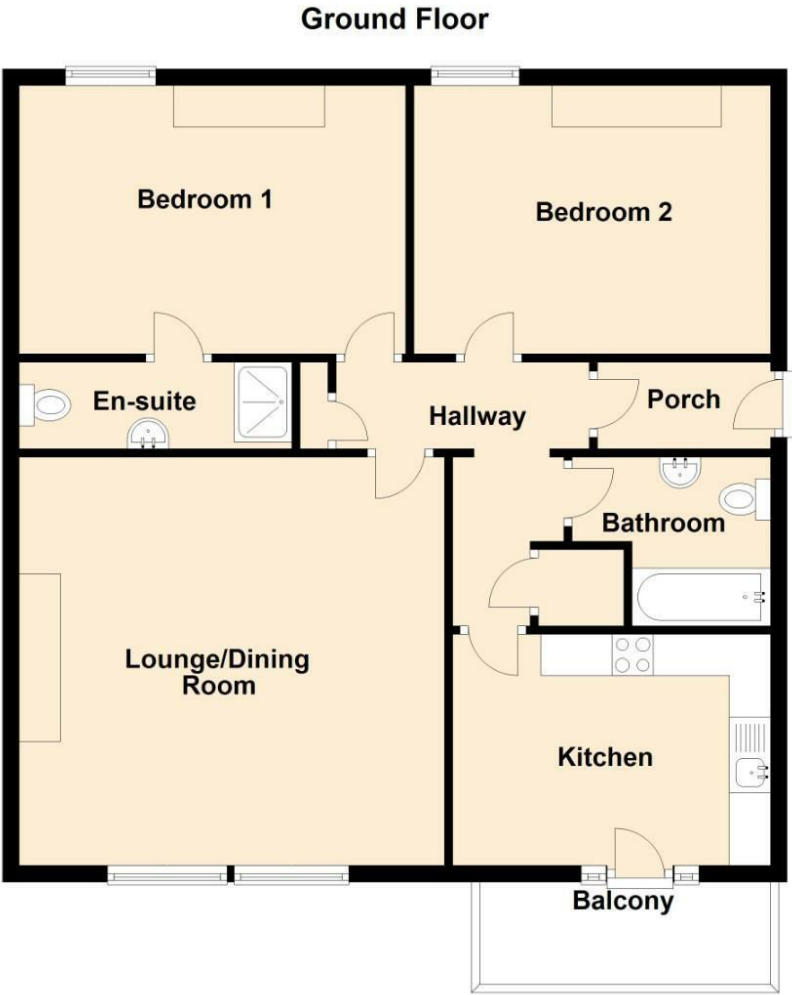


4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

SHEPHERD SHARPE



## Flat 4, The Lindens Bradford Place

Penarth CF64 1LA

£375,000

A first floor two bedroom apartment situated in a great central location in the heart of the town centre. The property is set in mature grounds of this rather grand converted late Victorian house. One of just nine apartments in the scheme all of them different. This front facing apartment has great Channel views and a balcony. Comprises central porch and hallway, large lounge/dining room, inner lobby with access to kitchen, balcony, two cupboards. Two large double bedrooms, en-suite shower room and bathroom. Parking for two cars, pre-wired for electric vehicles. Share of freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	85
England & Wales		
EU Directive 2002/91/EC		





Accessed from the original hallway of the Victorian house which is quite stunning. Private front door to apartment.

**Hallway**  
Carpet, high ceiling, cornice, fuse box. Inner door to inner hallway.

**Inner Hallway**  
Two cloaks cupboards, TV entry phone, high ceiling with cornice, carpet, radiator.

**Lounge/Dining Room**  
16'6" x 16'10" (5.05m x 5.14m)  
An elegant room. Two large double glazed sash windows (installed November 2020) with super views of the Channel. High ceiling, cornice, picture rail, period fireplace with traditional insert and electric fire, carpet, radiator.

**Kitchen**  
12'4" x 8'11" (3.78m x 2.72m)  
A good size kitchen. Double glazed windows and half glazed door leading out balcony with great Channel views. The kitchen is oak panelled with co-ordinating work tops, sink and drainer. Space for washing machine and fridge/freezer, tiled splash back, Worcester combination boiler, radiator.

**Balcony**  
11'5" x 4'2" (3.50m x 1.28m)  
Contemporary metal balustrade with composite decking.

**Bedroom 1**  
13'10" x 10'6" (4.23m x 3.21m)  
A good double room. Double glazed sash window to rear. Carpet, radiator, high ceiling with cornice.

**En-Suite Shower**  
9'2" x 3'8" (2.80m x 1.12m)  
Shower enclosure with Mira shower, wash basin and wc all in white. Carpet, radiator, tiled splash back, extractor.

**Bedroom 2**  
13'10" x 10'7" (4.22m x 3.24m)  
A spacious second double room. Double glazed sash window to rear. A good size second double room. Carpet, radiator, picture rail.

**Bathroom**  
5'8" x 5'10" (1.75m x 1.80m)  
Comprising wash basin, wc, panelled bath. Tiled splash back, carpet, radiator, extractor.



**Outside**  
The grounds of The Lindens are beautifully maintained as part of the service charge, it has some super mature trees, provision has been made for electric charging in the car parking area, there are two allocated spaces.

**Share of Freehold**  
Lease 125 years from 1998.  
Ground Rent £50 p.a. (paid 1st January).  
Maintenance £420 quarterly.

**Council Tax**  
Band E £2,176.77 p.a. (22/23)

**Post Code**  
CF64 1LA

