



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** [info@shepherdsharpe.com](mailto:info@shepherdsharpe.com)  
**Lettings enquiries:** [lettings@shepherdsharpe.com](mailto:lettings@shepherdsharpe.com)

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



Total area: approx. 45.4 sq. metres (488.2 sq. feet)  
**14 The Royal**

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		
	78	80
England & Wales		
EU Directive 2002/91/EC		

SHEPHERD SHARPE



14 The Royal Queens Road  
Penarth CF64 1BQ

A spacious one bedroom first floor apartment situated in an interesting late Victorian building formerly a hotel which was converted in 2003. This spacious apartment comprising open plan living/dining/kitchen, large double bedroom and bathroom. Powder coated double glazed windows, gas central heating, quality kitchen with appliances, carpets. Share of freehold.

£160,000





Front door to open plan living/dining/kitchen.

**Open Plan Living/Dining/Kitchen**  
21'5" x 10'9" (6.53m x 3.28m)

A good size open plan lounge/dining/kitchen. Two powder coated double glazed windows. Carpet to main living/dining area, radiator contemporary decoration, access to fuse box, entry phone. The kitchen has been replce with contemporary style units, contrasting worktop, sink and drainer with lever mixer tap. Built-in combinaton microwave/oven, gas hob, extractor, built-in fridge, plumbing for washing machine, boxed in boiler, oak flooring.

**Bedroom**  
10'9" x 13'1" (3.28m x 4.0m)

A spacious double bedroom. Two powder coated double glazed windows with privacy glass, double glazed door leading out to steps down to the communal garden. Carpet, radiator, recess downlighting, contemporary decoration.

**Bathroom**

Well, appointed comprising panel bar folded in shower screen shower fittings running off the combination boiler wash base and WC white tiling oak floor, chrome ladder radiator, large mirror extractor downlights

**Additional Information**

The property has access from service lane also from the front of the property. There is a communal hallway and access to a substantial basement where each apartment has its own lockable storage.

**Share of Freehold**

Each flat owner is a shareholder within the freehold company. Seel & Company (managing agents). Lease 125 years from March 2004. Maintenance/Service Charge £1,851.48 p.a. (25/26)

**Council Tax**

Band D £2,124.01 p.a. (25/26)

**Post Code**

CF64 1DJ

