



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 – 5.30pm
Saturday
9am – 5pm



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		
	75	75
EU Directive 2002/91/EC		
England & Wales		

SHEPHERD SHARPE



24 Albany Court Beach Road

Penarth CF64 1JU

£275,000

A spacious three bedroom second floor purpose built apartment with garage, situated in this popular central location. Much improved and very well presented. Comprises open plan kitchen/living/dining room, three good size bedrooms with built-in wardrobes, inner hallway with airing cupboard, large bathroom with shower. Gas central heating, uPVC double glazing, contemporary bright and light interior in neutral colours. Garage, communal gardens. Share of freehold (long lease).



New fire door from communal hallway leading into the apartment.

Open Plan Lounge/Dining/Kitchen
24'3" x 14'9" (7.40m x 4.50m)

Large open plan lounge/dining/kitchen with dual aspect. The kitchen is fitted with white shaker style units, sink and drainer, contrast worktops. Four burner gas hob, matching stainless oven and extractor, space and plumbing for washing machine and dishwasher, fridge/freezer. Boxed in Baxi combination boiler, good storage, access to modern fuse box with circuit protection, white tiling, laminate floor. Lounge/dining area with large uPVC double glazed windows and door leading out to balcony having great views of Penarth and the Channel. Laminate floor, two radiators, decorated in pale grey.

Balcony

South facing balcony with good views of the town centre and Channel .

Inner hallway

Access to the bedrooms and bathroom. Original airing cupboard now with radiator and shelving, decorated in white.

Bedroom 1
12'10" x 9'11" (3.93m x 3.03m)

uPVC double glazed window to front. Laminate floor, radiator, built-in wardrobe, decorated in white.

Bedroom 2
11'11" x 9'10" (3.64m x 3.02m)

Two uPVC double glazed windows. Radiator, laminate floor, decorated in white, built-in wardrobe.

Bedroom 3
9'11" x 11'0" (max) (3.04m x 3.37 (max))

uPVC double glazed window to rear with attractive outlook towards Bradford Place and The Lindens. Radiator, laminate floor, built-in wardrobe, decorated in white.

Bathroom
8'7" x 7'5" (2.63m x 2.27m)

A large bathroom. Comprising corner bath, satin chrome shower enclosure with electric shower, twin flush wc and wash hand basin, all with concealed plumbing. Built-in storage, mirror, white tiling, laminate floor, chrome ladder radiator, shaver point. uPVC double glazed window with frosted glass.

Outside

The property is set in well maintained mature grounds which are managed as part of the service agreement. Bin storage and recycling area, access to garage.

Garage
Single garage.

Share of Freehold
Lease 999 years from 2006
Maintenance/service charge £1,200 p.a. (23/24)

Council Tax
Band E £2,596.01 p.a. (25/26)

Post Code
CF64 1JU

