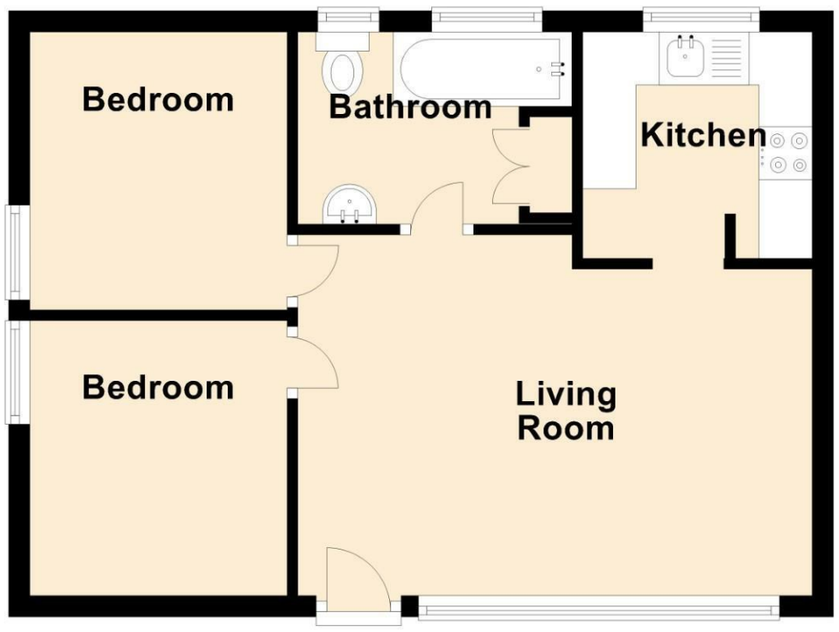
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

Ground Floor

Approx. 38.5 sq. metres (414.5 sq. feet)



Total area: approx. 38.5 sq. metres (414.5 sq. feet)

SHEPHERD SHARPE

42 Lavernock Point Fort Road

Lavernock CF64 5XQ

A detached two bedroom holiday home with glimpses of the Channel in between other properties. Comprises open plan lounge/dining with kitchen off, two bedrooms, bathroom with Whirlpool bath and shelved cupboard. uPVC double glazing. Small paved frontage. The site is open for 10 months of the year between March and December. Extended lease.

£47,500

uPVC double glazed front door to lounge/dining.

Lounge/Dining
15'11" x 10'3" (4.86m x 3.14m)
uPVC double glazed window to front. Laminate flooring, radiator. Archway through to kitchen.

Kitchen
7'9" x 5'8" (2.38m x 1.74m)
uPVC double glazed window to rear. Wall mounted Vaillant gas boiler, oak panelled units, sink and drainer, electric hob, oven, extractor, laminate flooring, fridge/freezer.

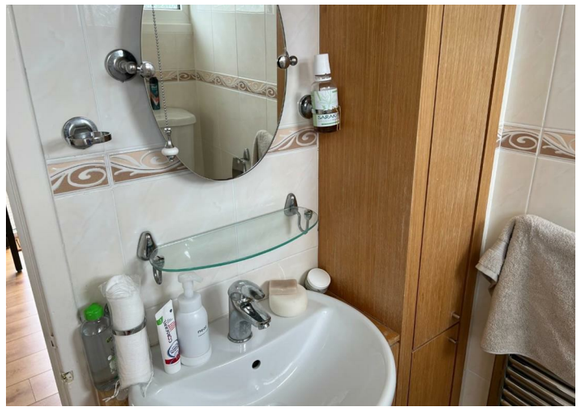
Bedroom 1
7'10" x 7'10" (2.39m x 2.39m)
uPVC double glazed window to side. Carpet, radiator, built-in wardrobes.

Bedroom 2
7'10" x 7'10" (2.41m x 2.41m)
uPVC double glazed window to side. Laminate flooring, radiator.

Bathroom
Comprising Whirlpool bath with electric shower over, wash basin and wc. Built-in bathroom furniture, part tiled walls. chrome ladder, radiator, shelved cupboard. Two uPVC double glazed windows.

Lease Details
Lease until 1st January 2071.
Maintenance/Service Charge £1,324.42 (excluding VAT) p.a.
Ground Rent - £50.00
Water Rates - £259.51
Insurance - £218.23
Council Tax - £860.45
Electric Standing Charge - £127.50

Additional Information
On site facilities to include swimming pool, site office, laundry facilities, Marconi Inn and children's play area.

Post Code
CF64 5WQ

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