

Apartment 1 Llofft Washington



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

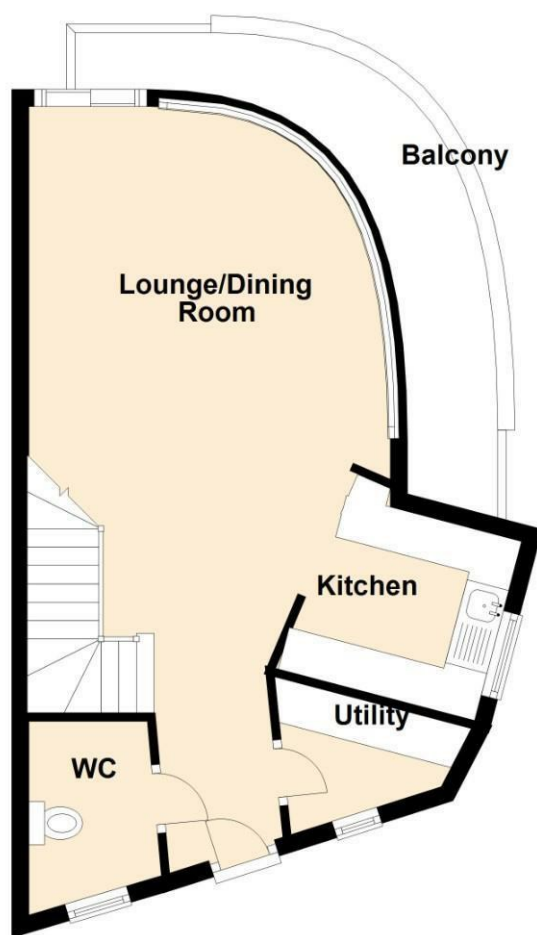
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Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

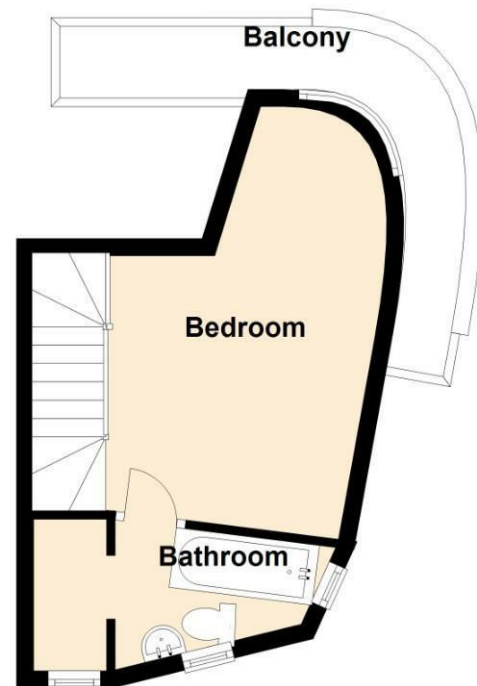
SHEPHERD SHARPE



Ground Floor



First Floor



Apartment 1 Llofft Washington

Penarth CF64 2AP

£180,000

A stylish Art Deco inspired apartment arranged over two floors, located in the heart of Penarth town centre. The apartment is light and spacious, with full height 'floor to ceiling' curved glazing and large 'walk on' balconies to both levels. Comprises versatile open plan living space, separate kitchen, utility and wc/cloakroom, galleried styled double bedroom with walk in wardrobe and bathroom. Under floor heating, contemporary high gloss white kitchen with integrated appliances. Allocated car parking space. Leasehold. NO FORWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	72
(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	



Communal Entrance

Entrance via secure door entry system, stairs to first floor, door to apartment.

Cloakroom

High level opaque window, wc with concealed cistern, pedestal wash basin, shelf over with large mirror, laminate floor and store cupboard.

Utility Room

High level opaque window to front. Base unit with white high gloss finish, work top over, stainless steel sink, drainer and mixer tap. Space and plumbing for washing machine, wall mounted boiler, laminate flooring.

Open Plan Living/Dining Room

22'4" x 16'8" (6.82m x 5.10m)

A light, spacious and versatile living space with front and side facing floor to ceiling curved glazing with door onto large 'wrap around' balcony. Laminate flooring, under floor heating, inset spot lights, door entry phone.

Kitchen

8'1" x 7'11" (2.48m x 2.43m)

Window to side. Fitted kitchen in white high gloss with contrasting wood effect work tops, stainless steel sink, drainer and mixer tap. Four ring gas hob, electric oven and extractor, integrated dishwasher and integrated fridge/freezer. Laminate flooring, inset spot lights.

Stairs to upper floor, carpet.

Bedroom

12'2" x 16'2" (3.73m x 4.95m)

Galleried style double bedroom overlooking the living space below with glazed floor to ceiling glazed panels either side opening onto a 'wrap around balcony', further side window. Distant sea views. Carpet, inset spot lights. Door to en-suite.

Bathroom

Opaque windows to front and side. White suite comprising panelled bath with shower over and curved shower curtain and rail, pedestal wash basin, wc with concealed cistern. Carpet, fully tiled walls, large mirror over wash basin and door into walk-in wardrobe. Walk-in wardrobe with window to side, hanging rails and shelving.

Front

Secure parking with allocated car parking space for one car.

Additional Information

The property has under floor heating.

Lease Details

Lease 87years (less 10 days) from 25.03.2004

Maintenance £2,689.42 p.a. (includes water rates).

Council Tax

Band E £2,448.16 p.a. (24/25)

Post Code

CF64 2AP

