

6 Penarth House Stanwell Road



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

SHEPHERD SHARPE



Ground Floor



**6 Penarth House
Stanwell Road**

Penarth CF64 2EY

An outstanding two bedroom apartment found in a convenient central location (age restriction 55+). Recently refurbished with an upgraded kitchen, bathroom/shower room, freshly decorated in white throughout, new flooring, new radiators, modern lighting. Comprises hallway with good size store cupboards, open plan lounge/dining/kitchen, two bedrooms and accessible shower room. Communal gardens, residents' laundry room and lounge, lift. No chain.

£139,950

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B		78	80
(69-80) C			
(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	



Front door to hallway.

Hall

New laminate floor, decorated in white throughout, large walk-in store cupboard with lighting, access to electric meter and consumer unit. Veneer doors to all accommodation,

Lounge/Dining/Kitchen

9'11" x 21'2" (3.03m x 6.46m)

Beautifully presented and freshly decorated in white. uPVC double glazed windows. A well presented kitchen in white with square edged worktops, built under sink. New Lamona stainless steel oven, stainless steel chimney extractor, black gloss Cooke and Lewis four burner gas hob, built-in fridge/freezer. Decorated in white throughout, four LED spotlights, new vinyl flooring.

The lounge has a pretty corner window with integrated blinds and good views out towards Penarth House and town centre. New light switches and sockets, laminate flooring.

**Bedroom 1**

11'1" x 9'6" (3.40m x 2.92m)

A nice double bedroom. uPVC double glazed window to front with blind. New carpet, new radiator, freshly decorated in white.

Bedroom 2

11'1" x 5'10" (3.40m x 1.79m)

uPVC double glazed window to front. New carpet, new radiator, freshly decorated in white.

**Accessible Shower Room**

The bathroom has been nicely refreshed. There is a new wash basin with vanity unit, wc, tiled shower enclosure with modern shower fitting in chrome and two chrome hand grips. Recessed LED spot lights, replaced acrylic white ceiling, new mirror cupboard.

Additional Information

Minimum age restriction of 55+ years. Care alarm, lift to all floors, laundry and residents' lounge.

Communal Garden

Gated parking at rear, landscaped communal garden areas.

Lease Details

Lease 125 years from 9th May 2002

Service Charge/Ground Rent £313.75 pcm, (23/24) to include water rates.

Council Tax

Band C £1,665.96 p.a. (23/24)

Post Code

CF64 2EY

