



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



15 Seabank The Esplanade

Penarth CF64 3AR

£240,000

A three double bedroom first floor apartment situated in this purpose built 1960's development, looking out across Alexandra Park and towards the Penarth Esplanade and the pier pavilion with easy access through the grounds of Alexandra Park to the town centre. Comprises porch, hallway, large lounge, dining room, separate kitchen, three good size double bedrooms and shower room. Allocated parking, the property does require some upgrading but has been realistically priced to reflect this. Share of freehold (999 year lease).

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Porch**

Timber double glazed external porch. Carpet, wooden door to hallway.

Entrance Hall

Three practical built-in cupboards, one housing the gas boiler, another one the hot water cylinder, radiator, entry phone. Access to kitchen, living room, three bedrooms, shower room and WC.

Lounge/Dining Room

18'10" x 7'8" (5.76m x 2.34m)

Spacious dual aspect main living room. Easy access to separate kitchen. uPVC double glazed windows to side and rear, carpet, three radiators, TV point, built-in cupboard. Sliding door way to kitchen.

Kitchen

12'9" x 6'5" (3.91m x 1.96m)

Separate fitted kitchen fitted at base and eye level with laminate worktops, vinyl flooring, integrated electric oven, four ring burner gas hob, extractor, space for fridge freezer, plumbing for dishwasher and washing machine.

Bedroom 1

11'8" x 9'9" (3.56m x 2.99m)

A good double bedroom. uPVC double glazed window to side and front. Carpet, radiator, fitted wardrobe with sliding mirror doors.

Bedroom 2

11'10" x 9'4" (3.62m x 2.87m)

A second double bedroom. uPVC double glazed windows to side. Carpet, radiator, fitted wardrobe with sliding mirror doors.

Bedroom 3

10'10" x 10'8" (3.32m x 3.27m)

A double bedroom. uPVC double glazed window to side. Carpet, radiator, comprehensive fitted storage.

Shower Room

Originally a bathroom now converted into a shower room. Comprising fitted shower cubicle, wash basin, WC, tiled walls, vinyl floor, extractor fan.

Outside

Allocated undercroft parking space.

Lease Details

Share of Freehold.

999 year lease from 1965.

Service Charge £4,122.76 p.a. (includes buildings insurance, lift, cleaning of communal areas, lighting in communal areas. and seating area outside.

Council Tax

Band F £2,707.18 p.a. (23/24)

Post Code

CF64 3AR

