



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

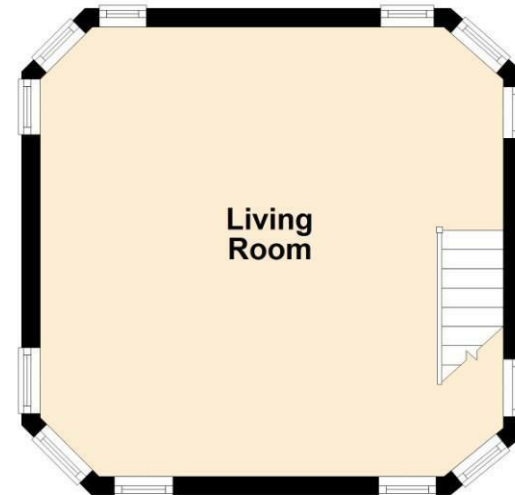
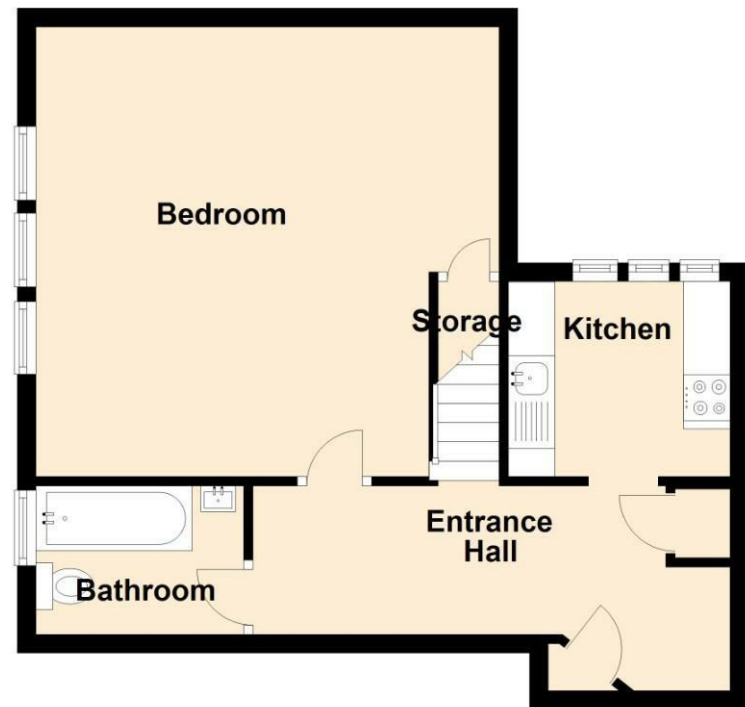
**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

**SHEPHERD SHARPE**



**Second Floor**

**Third Floor**



## 4A Washington House Stanwell Road

Penarth CF64 2AE

**£195,000**

An amazing one bedroom duplex apartment found in a unique historic former hotel converted a number of years ago. The property is just one of two similar in the building and has great elevated panoramic views looking across the Channel and Penarth. Located in the heart of Penarth town centre the property is on the doorstep of many local amenities including Alexandra Park, Penarth Railway Station and local bus services. Comprises spacious hallway, kitchen, bathroom and bedroom on the ground floor, superb turreted principal reception room with arched period windows giving an elevated panoramic view on the first floor. Pretty traditional features, new carpets throughout, gas central heating. Leasehold. NO FORWARD CHAIN.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>70</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>48</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient – higher running costs	
EU Directive 2002/91/EC	
England & Wales	



The property is accessed from the car park at the rear which fronts onto Hickman Road. There is a well presented communal hallway which has been recently reddecorated leading up to the second floor.

A private front door giving access to the apartment.

#### Hallway

5'4" x 16'10" (1.64m x 5.14m)

A spacious hallway, two useful built-in cupboards, (one housing the combination boiler), new carpet, decorated in white, large radiator.

#### Kitchen

7'10" x 6'8" (2.41m x 2.04m)

Pretty timber window that has recently been replaced. Shaker style kitchen in oak effect with contrast worktop, sink and drainer. Electric hob, oven, built-in fridge/freezer, space for washing machine, laminate slate effect flooring, tumbled marble tiled splashback.

#### Bedroom

15'11" x 15'11" (4.87m x 4.86m)

A very spacious double bedroom. Original sash window to front with views out towards Rectory Road, across the grounds of the tennis club and glimpses of the Channel. New carpet, contemporary stylish, decoration, large radiator, large wardrobe and large built-in under stairs cupboard.

#### Bathroom

5'4" x 8'3" (1.65m x 2.53m)

Opaque window to side. A modern white suite comprising panelled bath with electric shower over, wash basin with built-in storage and glass shelf, low level wc all in white. Art deco style chandelier, mirror, white tiling, modern laminate floor, radiator, decorated in white.

#### Living Room

15'10" x 15'10" (4.84m x 4.85m)

A stunning room with windows to four corners, original arched single glazed windows which have been refurbished, offering a 360 degree panoramic view. A fabulous light room with vaulted ceiling, original cornice and picture rail, marble fireplace with tiled hearth and cast iron insert, two large radiators, traditional balustrading, Open Reach connection.

#### Lease Details

Lease 93 years from 25.03.1998

Ground Rent £217 p.a.

Buildings Insurance £500 p.a.

Maintenance/Service Charge £193.21 per month

#### Council Tax

Band C £1,665.96 p.a. (23/24)

#### Post Code

CF64 2AE

