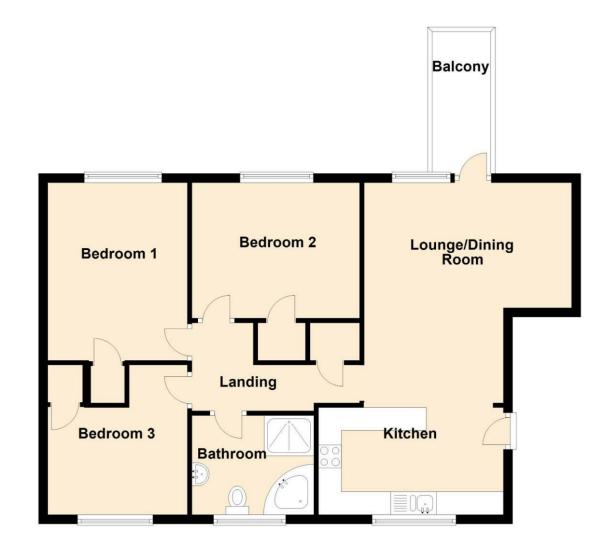


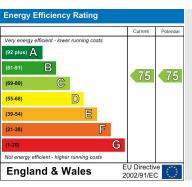
4 Andrews Buildings Stanwell Road Penarth CF64 2AA

**All enquiries:** 029 2070 7999

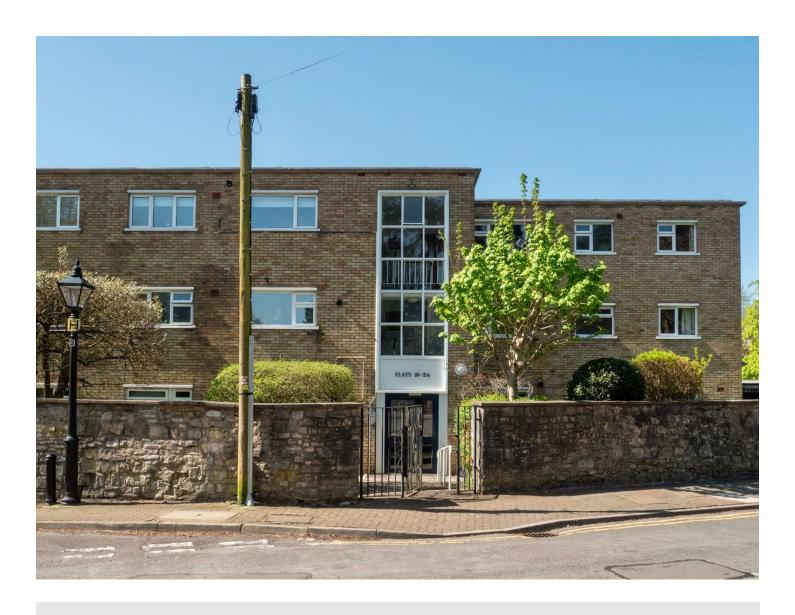
Sales and general enquiries: info@shepherdsharpe.com Lettings enquiries: lettings@shepherdsharpe.com

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





# SHEPHERD SHARPE



## 24 Albany Court Beach Road

Penarth CF64 1JU

£299,950

A spacious three bedroom second floor purpose built apartment with garage, situated in this popular central location. Much improved and very well presented. Comprises open plan kitchen/living/dining room, three good size bedrooms with built-in wardrobes, inner hallway with airing cupboard, large bathroom with shower. Gas central heating, uPVC double glazing, contemporary bright and light interior in neutral colours. Garage, communal gardens. Share of freehold (long lease).

24 Albany Court Beach Road 24 Albany Court Beach Road









New fire door from communal hallway leading into the apartment.

## Open Plan Lounge/Dining/Kitchen 24'3" x 14'9" (7.40m x 4.50m)

Large open plan lounge/dining/kitchen with dual aspect.

The kitchen is fitted with white shaker style units, sink and drainer, contrast worktops. Four burner gas hob, matching stainless oven and extractor, space and plumbing for washing machine and dishwasher, fridge/freezer. Boxed in Baxi combination boiler, good storage, access to modern fuse box with circuit protection, white tiling, laminate floor.

Lounge/dining area with large uPVC double glazed windows and door leading out to balcony having great views of Penarth and the Channel. Laminate floor, two radiators, decorated in pale grey.

## Balcony

South facing balcony with good views of the town centre and Channel.

## Inner hallway

Access to the bedrooms and bathroom. Original airing cupboard now with radiator and shelving, decorated in white.

### Bedroom 1

12'10" x 9'11" (3.93m x 3.03m)

uPVC double glazed window to front. Laminate floor, radiator, built-in wardrobe, decorated in white.

#### Bedroom 2

11'11" x 9'10" (3.64m x 3.02m)

Two uPVC double glazed windows. Radiator, laminate floor, decorated in white, built-in wardrobe.

## Bedroom 3

9'11" x 11'0" (max) (3.04m x 3.37 (max))

uPVC double glazed window to rear with attractive outlook towards Bradford Place and The Lindens. Radiator, laminate floor, built-in wardrobe, decorated in white.

## Bathroom

8'7" x 7'5" (2.63m x 2.27m)

A large bathroom. Comprising corner bath, satin chrome shower enclosure with electric shower, twin flush wc and wash hand basin, all with concealed plumbing. Built-in storage, mirror, white tiling, laminate floor, chrome ladder radiator, shaver point. uPVC double glazed window with frosted glass.

#### Outside

The property is set in well maintained mature grounds which are managed as part of the service agreement. Bin storage and recycling area, access to garage.

#### Garage

Single garage.

### Share of Freehold

Lease 999 years from 2006

Maintenance/service charge £1,200 p.a. (23/24)

### Council Tax

Band E £2,448.16 p.a. (24/25)

Post Code CF64 1JU







