

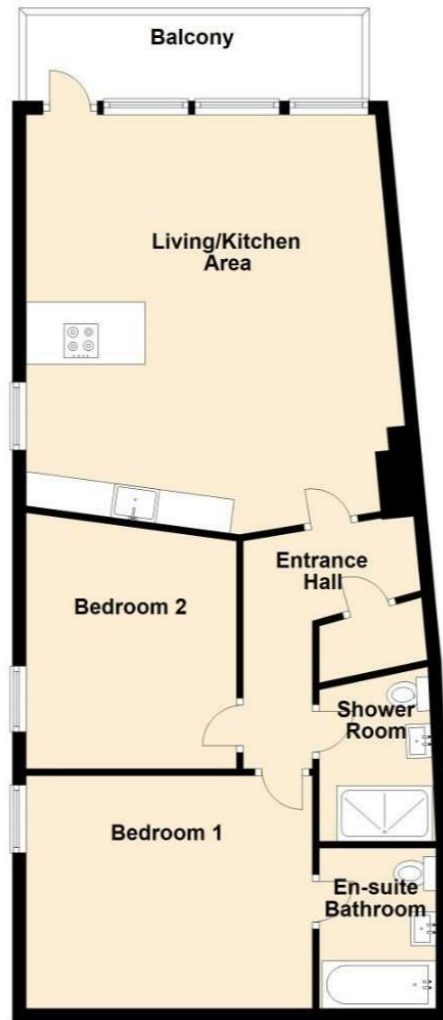
28 Whitewater House



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



28 Whitewater House

Cardiff Bay CF11 OTA

£257,000

A beautifully appointed second floor two double bedroom apartment situated in this prestigious development scheme. The property is beautifully laid out with communal hallways, lift servicing all floors and undercroft parking. Comprises private L-shaped hallway, large walk-in cupboard/area for cloaks, stunning open plan living/dining/kitchen with full height windows and large contemporary balcony, two good sized bedrooms, one with en-suite plus additional bathroom. Allocated parking, fully furnished. Leasehold. EWS1 compliant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(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	



Solid front door to hallway.

Hallway

A welcoming L-shaped hallway, high quality Karndean flooring, modern downlighting, area for cloaks. White panelled doors to all rooms.

Utility Cupboard/Cloaks

Large walk-in utility cupboard with access to data connections fuse box.

Lounge/Dining/Kitchen

20'8" x 18'6" (6.31m x 5.65m)

A delightful open plan space with underfloor heating. Full height windows and doors lead out to a contemporary balcony. The kitchen is Hacker and comprises a comprehensive number of base and wall units. Integrated Smeg appliances to include fan assisted oven, combination microwave, matching dishwasher, column fridge/freezer, induction hob/ extractor.

Bedroom 1

11'1" x 15'3" (3.40m x 4.66m)

Full height window. Pale grey carpet, underfloor heating, built-in mirror fronted wardrobe, chrome radiator.

En-Suite Bathroom

7'4" x 4'9" (2.25m x 1.46m)

Fully tiled, comprising contemporary bath with shower over, wash basin and twin flush wc. Chrome radiator.

Bedroom 2

10'9" x 10'6" (3.30m x 3.22m)

Large window. Carpet, underfloor heating.

Shower Room

7'4" x 5'1" (2.26m x 1.55m)

Fully tiled, comprising large walk-in shower, contemporary wash basin and wc. Fully tiled, chrome radiator.

Communal Areas

Bayscape enjoys the benefits from a concierge, communal courtyard and gated undercroft allocated parking space (no. 13).

Lease Details

Lease 250 years from 2018.

Ground Rent £250 p.a.

Maintenance/Service Charge £2,600 p.a. (2023)

Council Tax

Band F

Post Code

CF11 0TA

