



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

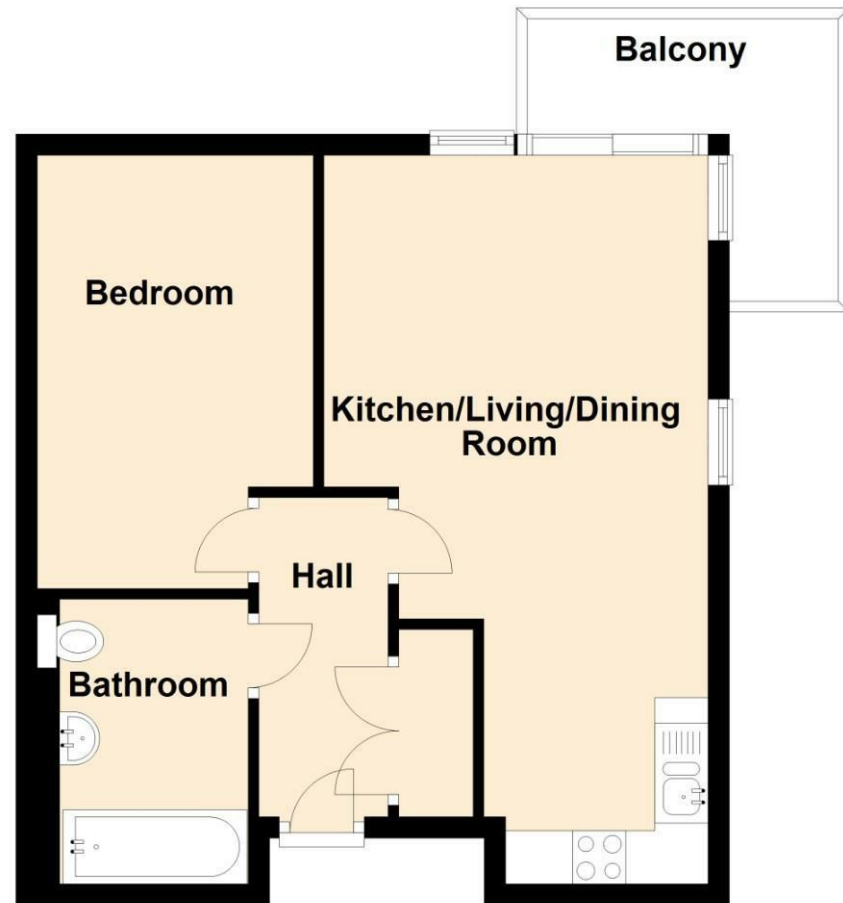
**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

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

**SHEPHERD SHARPE**



**Ground Floor**



**The Horizon Trem Elai**

Penarth CF64 1TE

**£159,950**

A bright and light one bedroom apartment situated on the fourth floor of this purpose built development built by Crest Homes in 2016. Comprises hallway with large utility/store cupboard, open plan living/dining/kitchen with built-in appliances, double bedroom with fitted wardrobes, quality bathroom with shower. Large 'wrap' around balcony, allocated parking. Leasehold. **NO FORWARD CHAIN.**

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	



The apartment is accessed via voice intercom giving access to communal stairwell and lift servicing all floors.

Private front door to the hallway.

**Hallway**

9'10" x 4'0" (3.0m x 1.22m)

Amtico flooring, radiator, entry phone, veneered doors to all rooms, large walking store cupboard with access to the fuse box, boiler and plumbing for washing machine. There is some additional storage, power and light.

**Lounge/Dining/Kitchen**

22'4" x 11'2" (6.83m x 3.41m)

Open plan lounge/dining/kitchen. The room is flooded with light with double glazed windows to two sides and fully glazed corner window giving access to a large 'wrap' around balcony. Amtico flooring throughout, radiator. The kitchen is finished in white with contrast worktop, sink with half bowl and drainer. Integrated Bosch stainless steel gas hob, electric oven, stainless steel back plate and extractor, fridge and freezer, fitted blinds.

**Balcony**

A contemporary glazed metal wraparound balcony, with fantastic views from Penarth through to Cardiff Bay and the city centre.

**Bedroom**

14'6" x 8'11" (4.42m x 2.73m)

A good size double bedroom. Double glazed window with vertical blinds looking across surrounding countryside. Amtico flooring, radiator, presented in white throughout, built-in wardrobe with lighting.

**Bathroom**

7'3" x 6'4" (2.23m x 1.95m)

A contemporary Roca suite comprising panelled bath with shower and screen, wall hung wash basin with chrome bottle trap and mixer tap, back to the wall wc with twin flush. Mirror cabinet, Amtico flooring, ladder radiator, modern lighting, extractor, shaver point.

**Outside**

Allocated parking.

**Lease Details**

Lease dated 11th February 2016 for 125 years commencing 1st January 2010

Ground Rent £150 p.a.

Service Charge £2,208.00 p.a. (2024/2025)

**Council Tax**

Band D £2,003.04 p.a. (24/25)

**Post Code**

CF64 1TE

