



4 Andrews Buildings  
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Penarth CF64 2AA

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

**SHEPHERD SHARPE**



**17 The Anchorage River**

Penarth Marina CF64 1SX

**£1,100**

A third floor two double bedroom apartment with fantastic river views. This purpose built block is situated on the fringe of Penarth and Cardiff Bay with easy access to railway station and local amenities. Comprises communal hallway with access to lift, hallway, open plan lounge/dining/kitchen, two large double bedrooms, one with dressing room, recently refurbished bathroom, large store cupboard. uPVC double glazing, electric economy 7 heating, carpets. Parking for 2 cars and visitors parking. Unfurnished. Available early July.

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



Modern front door to hallway.

#### Hallway

Carpet, electric storage radiator, large store cupboard with hot water tank.

#### Lounge/Dining/Kitchen

2401'7" x 1200'9" (732 x 366)

7.32m x 3.66m (24' x 12' ) uPVC double glazed French doors and windows looking directly out across the river with stunning views, two further side windows. Kitchen with modern flat fronted kitchen units, contrasting dark work tops, sink and drainer with mixer tap. Electric Bosch hob, double oven and grill, stainless steel back panel and chimney extractor, integrated fridge and freezer, washing machine. Cushion flooring, electric radiator, space for table and chairs. Lounge with carpet, electric radiator.

#### Bedroom 1

898'11" x 1299'3" (274 x 396)

3.96m x 2.87m (13' x 9' 5") uPVC double glazed window to rear. Carpet, storage radiator. Archway through to dressing area with window to side and built-in fitted wardrobes.

#### Bedroom 2

898'11" x 1000'8" (274 x 305)

3.30m x 2.90m (10' 10" x 9' 6") uPVC double glazed window to rear. Carpet, storage radiator, built-in wardrobe.

#### Bathroom

White suite comprising panelled bath with shower over, wash basin inset to vanity unit and low level wc. Wood effect flooring, chrome heated towel rail, extractor, mirror with light.

#### Communal Areas

Well maintained secure gated parking, two allocated parking spaces, outside bin store.

#### Council Tax

Band E £2,448.16 (24/25)

#### Post Code

CF64 1SX

