

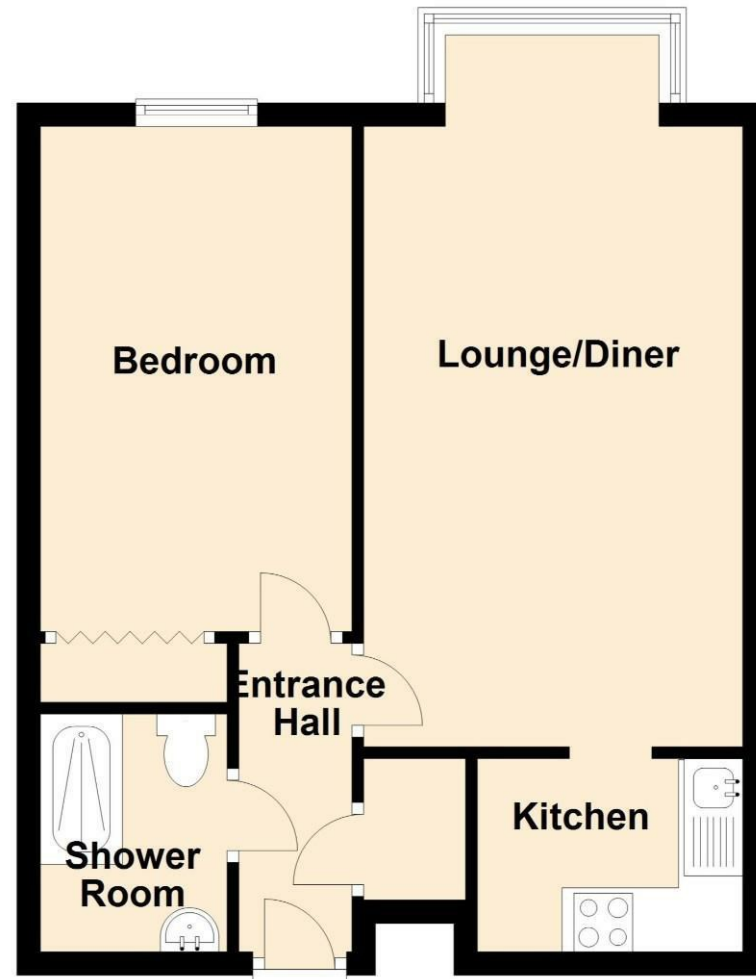


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

SHEPHERD SHARPE



**41 Homeside House
Bradford Place**

Penarth CF64 1NR

£105,000

Situated in this purpose built modern retirement development is this first floor one bedroom apartment. It has views of Kymin woods but is just a short walk from the town centres. Comprises hallway with walk-in store cupboard, good size lounge/dining room, kitchen, double bedroom with built-in wardrobe and modernised shower room. Contemporary fittings, electric heating, fitted carpets. The development is set in mature grounds has the additional benefit of a house manager, residents' lounge, laundry room and guest suite (available for booking at £30 per night). Leasehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	84
(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	



Panelled door to communal hallway.

Communal Hallway

Door to apartment.

Hallway

Carpet, loft access, walk-in storage/airing cupboard with shelving, access to electric meter and fuse box, hot water tank. Moulded panelled doors to all rooms.

Lounge/Dining Room

19'8" x 10'5" (6.0m x 3.20m)

uPVC double glazed square bay window to one side looking onto Kymin woods. New carpet, storage radiator, traditional style fire surround with contemporary electric fire, alarm cord, entry phone, coved ceiling, archway through to kitchen.



Kitchen

7'4" x 5'4" (2.24m x 1.63m)

A compact but practical kitchen, four base units, three high level cupboards, sink and drainer. Integrated microwave and oven, electric hob, space for fridge/freezer, vinyl flooring, white tiling, alarm cord.

Bedroom

14'1" x 8'10" (4.30m x 2.71m)

uPVC double glazed window facing west looking onto Kymin woods. New carpet, storage radiator, mirror fronted wardrobe, alarm cord, coved ceiling.

Shower Room

Formerly a bathroom now a contemporary shower room. Comprising large shower enclosure with electric shower, hand rail, low level wc, contemporary wash hand basin with lever mixer tap. White tiling, contrasting floor tile, wall lights, extractor, chrome towel rail.



Outside

The property is set in wonderful mature grounds with great views of the Channel and pier. There is on site parking to the front of the development.

Lease Details

Lease 99 years from 1986

Ground Rent TBC

Maintenance TBC

Council Tax

Band D £2,003.04 p.a. (24/25)

Postcode

CF64 1NR

