



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



33A Grangemoor Court

Cardiff Bay CF11 0AL

£1,500

A stunning two double bedroom top floor apartment situated in Cardiff Bay with incredible water views, close to Penarth. Bright and spacious, around 1,000 square feet, the property comprises open plan living/dining room, modern fully fitted kitchen, two double bedrooms, en-suite shower room and large bathroom. The apartment also benefits from two balconies and two allocated parking spaces. Furnished to a high standard throughout. Landlord flexible furnished or unfurnished. Available immediately.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(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	



Entrance Hall
Wood effect laminate floor, two large storage cupboards.

Living/Dining Room
20'10" x 13'8" (6.37m x 4.19m)
Large open plan living/dining room. Sofa, dining table and chairs., stained glass feature wall, laminate flooring. Patio doors leading to balcony.

Balcony 1
Wooden balcony with bar stools and bench overlooking the river.

Kitchen
11'3" x 12'5" (3.44m x 3.81m)
A light and bright kitchen. Gloss units with contrasting wooden worktops, oven, microwave, induction hob with overhead extractor hood, white sink and drainer, dishwasher, washing machine, fridge freezer. Dining table and chairs. Window to side and patio doors leading to second balcony.

Balcony 2
10'11" x 11'1" (3.35m x 3.38m)
Wooden balcony overlooking the river.

Bedroom 1
8'11" x 10'11" (2.74m x 3.35m)
A substantial double bedroom. Double bed, wardrobe, chest of draws, bedside tables, electric storage heater.

En-Suite
6'0" x 5'4" (1.85m x 1.65m)
Partially tiled bathroom with waterfall shower, w/c, basin, towel heater.

Bedroom 2
A double bedroom. Fitted wardrobes, double bed, bedside tables, desk, book shelf.

Bathroom
7'6" x 6'3" (2.29m x 1.93m)
Large tiled bathroom. Bath with overhead shower and screen, wash basin inset to vanity unit, wc. Mirror with side cabinet.

Council Tax
Band E £2,228.59 p.a. (24/25)

Post Code
CF11 0AL

Holding Deposit
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Shepherd Sharpe reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying



for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

