

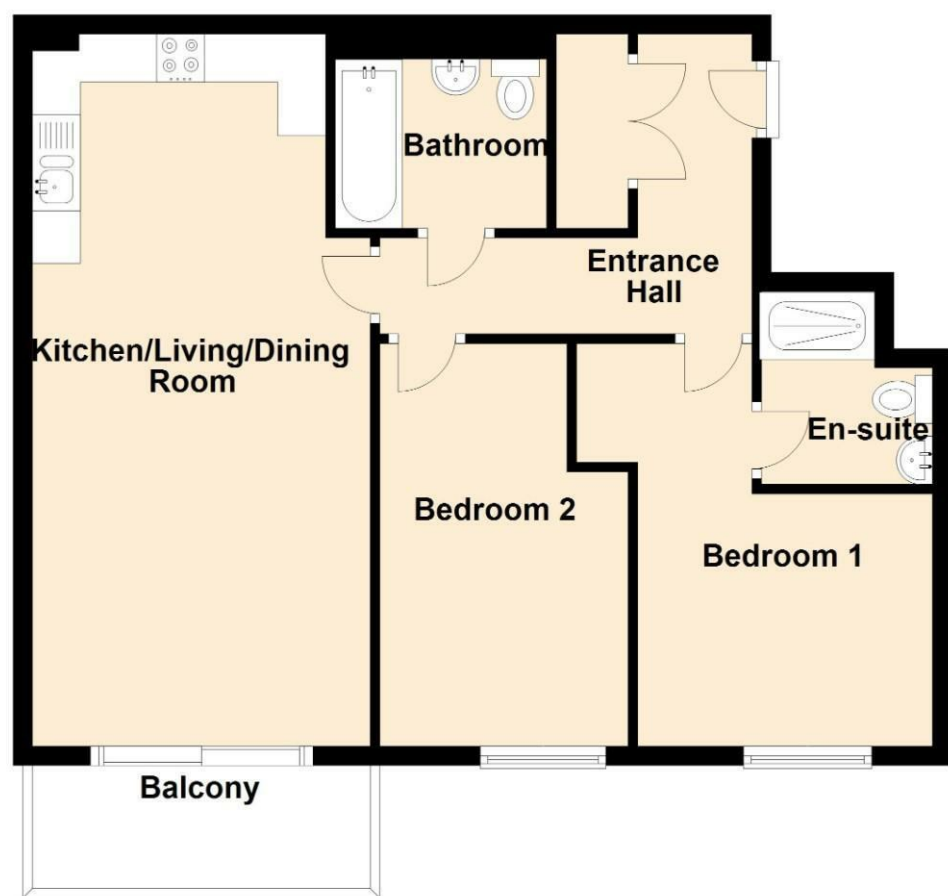


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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



Total area: approx. 63.9 sq. metres (688.0 sq. feet)

24 The Lodge Paget Road

Penarth CF64 1NQ

A beautifully appointed two double bedroom second floor apartment situated just off Paget Road, close to the town centre Cardiff Bay and railway station. Comprising hallway, large store/utility cupboard, open plan lounge/dining/kitchen with access to balcony, two double bedrooms, en-suite shower room and bathroom. Gas central heating, double glazing, stylish finishes throughout, attractive flooring, allocated parking, bike store, attractive landscaped grounds. Leasehold.

£249,950

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



Access to the property is via well maintained communal areas.

Front door to hallway.

Hallway

A welcoming L shaped hallway. New laminate floor, freshly decorated in pale neutral colours, radiator, modern downlighting, large walk-in cupboard with access to boiler, space for tumble dryer, cloaks area, modern fuse box/consumer unit. Oak effect veneered doors to all living accommodation.

Lounge/Dining/Kitchen

24'2" x 11'6" (7.38m x 3.52m)

A bright and light living space. The fitted kitchen is pale grey, flat fronted units with chrome door furniture, contrast worktop, sink with half bowl and drainer, lever mixer tap. Electric hob, oven, extractor, dishwasher, fridge and freezer. Contemporary laminate floor, two radiators, decorated in white. Large double glazed sliding patio doors leading out to balcony.



Balcony

11'1" x 3'11" (3.39m x 1.20m)

Contemporary metal and glass balustrading, good outside space with lovely views of the Channel.

Bedroom 1

10'0" x 8'6" (3.07m x 2.60m)

Two double glazed windows to front with white shutters and views of the Channel. Contemporary flooring, radiator.



En-Suite

Attractively presented and tiled. Large shower enclosure with chrome shower fittings, matching wash hand basin and wc, both in white with chrome fittings. Vinyl flooring, ladder radiator, shaver point, extractor, three down lighters.



Bedroom 2

13'9" x 8'4" (4.20m x 2.55m)

Double glazed window to front with elevated views of Penarth out towards the Channel. Contemporary laminate floor, radiator.



Bathroom

7'1" x 6'5" (2.18m x 1.98m)

A stylishly presented bathroom. Comprising panelled bath with shower screen, shower running off mixer tap, wash hand basin with built-in storage beneath, twin flush wc. Ladder radiator, three lighters extractor, attractive tiling to floor and walls.



Outside

Allocated parking, bike store, attractive landscaped grounds.

Lease Details

Lease 125 years from 1st January 2010.

Maintenance/Service Charge £1,300 p.a.

Ground Rent £250 p.a.

Council Tax

Band E £2,448.16 p.a. (24/25)

Post Code

CF64 1NQ

