

118 Lavernock Point Fort Road

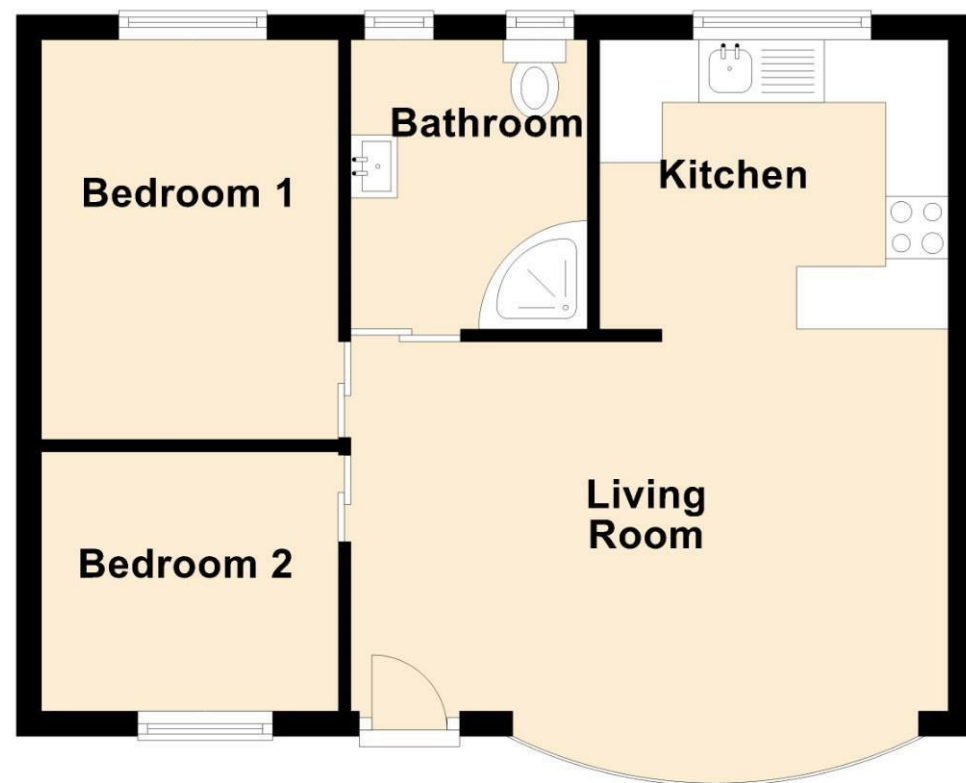
4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**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



Total area: approx. 39.2 sq. metres (422.4 sq. feet)



## 118 Lavernock Point Fort Road

Lavernock CF64 5XQ

A much improved and renovated two bedroom detached holiday chalet, available for 10 months of the year (the site is closed January and February), holiday home ownership compliance required. Comprises open plan lounge/dining/kitchen, two bedrooms and well appointed shower room. Well presented throughout, new kitchen, new bathroom, replastered and redecorated, new flooring, gas heating, uPVC double glazing. New decked area to front. Leasehold.

**£49,950**





uPVC double glazed front door to open plan lounge/dining/kitchen.

#### Open Plan Lounge/Dining/Kitchen

17'6" x 15'7" (5.34m x 4.77m)

A lovely bright light open plan living space. uPVC double glazed bow window to front, uPVC double glazed window to rear. A high quality finish throughout. New kitchen with gas hob, oven, extractor (all in stainless finish) sink and drainer with mixer tap, boxed in combination boiler, space for fridge/freezer. Laminate floor, breakfast bar, radiator.

#### Bedroom 1

10'5" x 7'9" (3.20m x 2.37m)

uPVC double glazed window to rear. Contemporary decoration, laminate floor, radiator.

#### Bedroom 2

7'9" x 6'9" (2.37m x 2.07m)

uPVC double glazed window. Stylish contemporary decoration, laminate floor, radiator.

#### Shower Room

7'3" x 6'1" (2.22m x 1.86m)

Renovated to a good standard. Attractive white metro tiling, corner shower enclosure, wash hand basin with storage beneath and twin flush wc. Tiled floor, chrome radiator, extractor. Two uPVC double glazed windows.

#### Outside

Decked terrace area.

#### Additional Information

The Marconi Holiday Village has the benefit of a site office, laundry, clubhouse and swimming pool (open during summer months).

#### Lease Details

Lease 60 years from 1981.

Maintenance/Service Charge £1,263.72 (excluding VAT) p.a.

Ground rent - £50.00

Water rates - £259.51

Insurance - £218.23

Council Tax - £860.45

Electric standing charge - £127.50

#### Post Code

CF64 5XQ

