



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

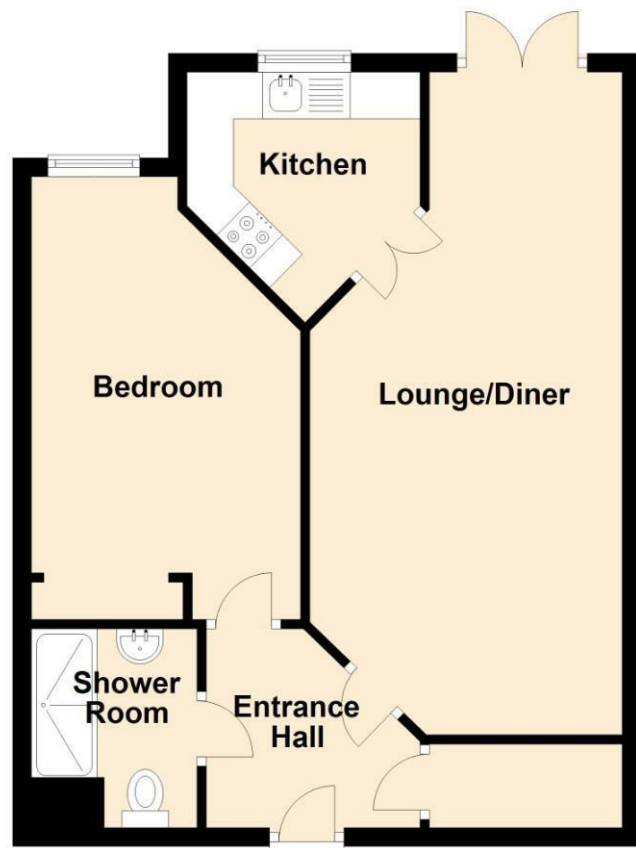
**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** info@shepherdsharpe.com  
**Lettings enquiries:** lettings@shepherdsharpe.com

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

**SHEPHERD SHARPE**



**Ground Floor**



Total area: approx. 49.6 sq. metres (533.9 sq. feet)

**12 Cwrt Jubilee  
Plymouth Road**

Penarth CF64 3DQ

**£119,950**

A purpose built one bedroom ground floor retirement apartment situated on the west side of the development, found with close access to the residents' lounge, built in 2003 by McCarthy & Stone.

Comprises entrance hallway, private hallway with store cupboard, lounge/dining room, kitchen, bedroom with built-in wardrobe, accessible shower room. Easy access to west facing terrace, on site facilities include house manager, residents' lounge, guest suite, common gardens, on site parking, laundry and bin store. Leasehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A		84	84
(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	



Panelled front door into hallway.

#### Hallway

Large store cupboard with hot water tank, fuse box and stopcock. Carpet, radiator, door entry and 24 hour Care Line alarm. Door to lounge.

#### Lounge/Dining Room

23'11" x 10'7" (7.30m x 3.25m)

uPVC double glazed patio doors leading out onto small terrace. Carpet, storage radiator, alarm cord, phone point, coved ceiling. Glazed double doors leading through to kitchen.

#### Kitchen

7'6" x 7'1" (2.31m x 2.16m)

Some upgrading required. Original fitted kitchen with flat fronted units, sink and drainer. Integrated electric hob, oven, space for fridge and freezer, tiled splashback, cushion flooring, wall heater. uPVC double glazed window looking onto garden.



#### Bedroom

13'5" x 9'1" (4.10m x 2.78m)

A good double bedroom. uPVC double glazed window. Built-in wardrobe, carpet, storage radiator, alarm cord, phone point, coved ceiling, carpet.

#### Shower Room

6'11" x 5'4" (2.11m x 1.65m)

The bath has been replaced by a accessible shower with a folding shower screen, seat, hand grips, modern Mira shower, original wash hand basin and wc. Non slip flooring, fully tiled, extractor, wall heater, electric towel rail, mirror with light and mirror cabinet.



#### Outside

Landscaped and well maintained communal garden, parking. On site facilities include, lift to all floors, refuse area, laundry, guest suite, house manager, residents' lounge.

#### Lease Details

Lease 125 years from June 2002.

Service Charge £2,400.10 approx. (includes water rates, communal cleaning, buildings insurance, gardening, Care Line alarm and window cleaning).

Ground Rent £350 p.a. (paid half yearly in March and September).

#### Council Tax

Band D £2,003.04 p.a. (24/25)

#### Post Code

CF64 3DQ

