



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**



**64 Seabank The Esplanade**  
Penarth CF64 3AR

A sixth floor two double bedroom purpose built apartment having lovely coastal views to the east and looking out across to Alexandra Park to the west. The property does require some upgrading hence the realistic asking price but offers great potential. Comprises hallway with deep cloaks cupboard, large open plan lounge/dining room, walk on balcony, semi open plan kitchen with breakfasting area, two double bedrooms with lovely water and park views, wc and contemporary shower room. Share of freehold (lease 999 years).

**£320,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		70	
(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	



Front door to hallway.

**Hallway**

A welcoming hallway with deep cloaks cupboard, carpet, radiator, boiler cupboard with Ideal Standard Mexico boiler, access to wc.

**W.C.**

Comprising wash hand basin and wc. Half tiled walls, non-slip floor. Refurbishment required.

**Kitchen**

12'7" x 6'4" (3.85m x 1.95m)

A basic fitted kitchen in need of refurbishment. Sink with double drainer, base units beneath, small countertop, breakfast bar, wall and eyelevel cupboards. Cushion floor, radiator, half tiled walls, space for washing machine, gas cooker. Glazed timber glass petition and leading through to breakfasting area.

**Breakfasting Area**

6'2" x 9'6" (1.88m x 2.90m)

uPVC double glazed window looking onto the park. Carpet, radiator, useful shelves, cupboard. Wide opening through to open plan lounge/dining room.

**Lounge/Dining Room**

22'7" x 15'0" (6.90m x 4.59m)

A lovely bright room. Full height uPVC double glazed windows one side looking out to the park, glazed door leading out balcony, corner window looking out towards the pier and Channel. Carpet, radiator.

**Balcony**

5'2" x 12'1" (1.60m x 3.70m)

**Bedroom 1**

11'11" x 9'9" (3.65m x 2.98m)

uPVC double glazed window facing south and west with great views looking out towards the pier, Channel, Flat Holme and the Somerset coastline. Carpet, radiator.

**Bedroom 2**

11'10" x 9'8" (3.63m x 2.95m)

uPVC double glazed window with great elevated views looking across the pier and Esplanade out towards the Channel, Flat Holme and Lavernock Point in the distance, wrapping around to Alexandra Park and Plymouth Gardens. Carpet, radiator, wardrobe.

**Shower Room**

A recently upgraded shower room. Comprising integrated accessible shower closure with electric Mira shower, seat, handgrip, wash hand basin and wc with built-in storage beneath and concealed plumbing. Chrome fittings, mirror cabinet, attractive tiling, contrast floor tile, modern column radiator.

**Outside**

Parking on site.

**Share of Freehold**

Lease 999 years.

Maintenance £3,976.50 p.a. (24/25)

Absolute Property Management in Stanwell Road manage the building.

**Council Tax**

Band F £2,893.28 p.a. (24/25)

**Post Code**

CF64 3AR

