

308 Headlands, Hayes Point Hayes Road

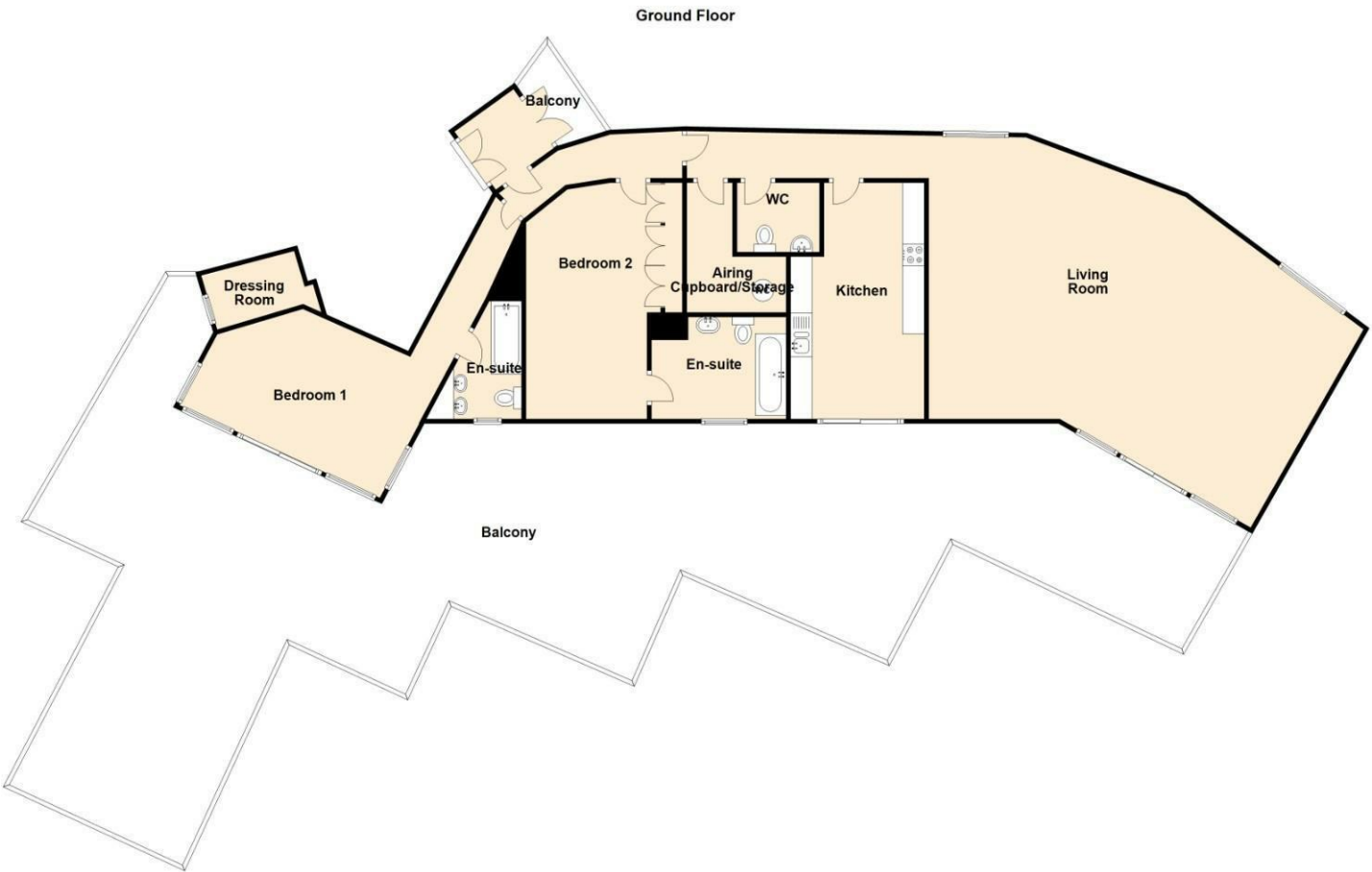


4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

SHEPHERD SHARPE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

308 Headlands, Hayes  
Point Hayes Road  
Sully CF64 5QH

£425,000

A stunning two bedroom penthouse apartment with extensive panoramic Channel views and large roof terrace. The property is set in approximately 40 acres of beautiful grounds, private access to the beach, two car parking spaces, swimming pool, tennis courts and gymnasium. Comprises private hallway, inner hallway, large lounge/dining room, high quality kitchen, two double bedrooms (the principal bedroom having its own dressing room and en-suite), second bedroom with en-suite, separate wc, large walk-in cupboard. Generous roof garden with breath taking views. Electric heating, solid oak laminate flooring, contemporary interior. Leasehold.





**Private Hallway**  
6'3" x 8'2" (1.92m x 2.50m)  
Double doors from the landing, access to private hallway. Double glazed powder coated doors lead onto rear facing terrace, carpet, down lighters.

**Inner Hallway**  
Spacious inner hallway with entry phone, laminate floor, recessed spot lights. Oak doors to all accommodation.

**Storage**  
6'4" x 6'1" (1.95m x 1.86m)  
L-shaped store cupboard with access to fuse box, controls for heating and water pressurised hot water tank, stopcock.

**W.C.**

**Lounge/Dining Room**  
36'8" x 23'11" (11.2m x 7.3m)  
A very large principal reception room with curved wall to one side, glazed to the other with stunning views of the Channel. Continuity of oak flooring from hallway, contemporary decoration, two electric radiators, Bose 5:1 integrated speakers.

**Roof Garden/Terrace**  
The property has extensive roof terracing and gardens which 'wrap around' the whole of the apartment looking out across mature grounds and and Channel, Flat Holme, Steep Holme and Sully Island with the Somerset coast in the distance.

**Bedroom 1**  
18'8" x 10'4" (5.70m x 3.15m)  
A lovely bedroom with panoramic views of the Channel and looking across to the Somerset coastline. Double glazed powder coated sliding doors and full height windows. Carpet, electric radiator, contemporary decoration.

**Dressing Room**  
9'10" x 6'10" (3.0m x 2.10m)  
A generous walk-in dressing room with built-in rails and storage, carpet down lighting. Full height powder coated double glazed window looking out to the Channel.

**En-Suite Bathroom 1**  
A good size en-suite bathroom. Comprising mirror panelled bath with rainfall shower over, contemporary wc and twin wash hand basin all in white with chrown fittings. Mirror cabinet, chrome ladder radiator, fully tiled. Large full height window with privacy glass.

**Bedroom 2**  
18'5" x 9'10" (plus fitted wardrobes) (5.62m x 3.01m (plus fitted wardrobes))  
Double glazed powder coated aluminium sliding doors leading out to roof terrace with stunning view of the Channel and grounds of the developement. Carpet, electric radiator, suite of built-in furniture.

**En-Suite Bathroom 2**  
Comprising mirror panelled bath with rainfall shower, wash hand basin and wc all in white and contemporary style with chrome fittings. Mirror cabinet with good storage, fully tiled, chrome ladder radiator. Large window with privacy glass.



**Lease Details**  
Lease 999 years from 2001  
Ground Rent £250 p.a.  
Maintenance/Service Charge £7,479.14 p.a.

**Council Tax**  
Band H £4,137.32 p.a. (25/26)

**Post Code**  
CF64 5QH