61 Lavernock Point Fort Road



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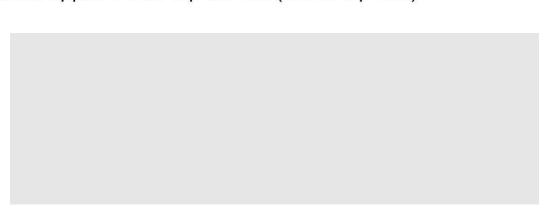
Monday – Friday 9am – 5.30pm Saturday 9am – 5pm

Ground Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



Total area: approx. 44.3 sq. metres (477.3 sq. feet)



SHEPHERD SHARPE



61 Lavernock Point Fort Road

Penarth CF64 5XQ

£65,000

Situated on Marconi holiday village is this outstanding, renovated two bedroom chalet with spectacular coastal views. Comprises open plan L shaped lounge/dining, new fitted kitchen, two bedrooms and renovated shower room. Front terrace. Modern finishings throughout and presented well. The property is available for occupation 10 months of the year (site closed January/ February) Buyers must also comply with holiday home ownership and must own another property. Extended lease.

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Double glazed front door to lounge/dining/kitchen.

Lounge/Dining/Kltchen

15'7" x 17'11" (4.77m x 5.47m)

A lovely L-shaped living space with great views. The kitchen has been completely renewed with high quality pale grey units, contrast tiling and worktops. Electric hob, oven, extractor (all finished in black gloss), washing machine, fridge/freezer, access to modern consumer unit and fuse box. Laminate floor, well presented throughout, electric radiator. uPVC double glazed windows to rear, new uPVC double glazed window and door to front.

Bedroom 1

10'4" x 7'11" (3.17m x 2.42m)

uPVC double glazed window to rear. The larger of the two bedrooms. Built-in wardrobe, laminate flooring, electric radiator.

Bedroom 2

7'11" x 7'4" (2.42m x 2.24m)

A smaller bedroom. uPVC double glazed window to front with stunning views of the Channel. Laminate flooring, electric radiator, small built-in wardrobe.

Shower Room

Previously a bathroom now a completely refurbished shower room. Comprising toughened shower screen with electric Triton shower, close coupled wash basin and wc with concealed plumbing and built-in storage. Contrast built-in furniture, tiled walls, laminate flooring, ladder radiator, shelved store cupboard. Two uPVC double glazed windows.

Front Garden

Paved front garden with side access and uninterrupted views looking across the Channel, Minehead and Somerset, two infrared heaters

Communal Parking

Parking area.

Communal Areas

On site facilities to include swimming pool, site office, laundry facilities, Marconi Inn and children's play area.

Lease Details

Lease until 31st December 2070

Maintenance/Service Charge £1,324.42 (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







