

5 Highfields Bradford Place



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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Sales and general enquiries: info@shepherdsharpe.com
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Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



Total area: approx. 91.3 sq. metres (982.8 sq. feet)

5 Highfields Bradford Place

Penarth CF64 1AF

£399,950

A rare opportunity to own a light and spacious two bedroom apartment with stunning uninterrupted coastal views, yet only a short walk from the heart of Penarth town centre with its shops, restaurants and cafes. The property has its own garage, parking, and shares the use of the extensive communal gardens. The apartment needs some refurbishment however it offers huge scope to create a stunning apartment. The property has gas central heating and upvc double glazing. Long leasehold (share of freehold). NO FORWARD CHAIN.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
63	75

EU Directive 2002/91/EC

England & Wales



Double glazed front door and side panel to hallway.

Hallway

Fitted carpet, stairs leading up to the first floor.

First Floor Landing

Doors to all rooms, coat cupboard and walk-in airing cupboard that houses the gas boiler and hot water cylinder, loft hatch to roof space, carpet, radiator.

Living/Dining Room

21'11" x 16'11" (max) (6.69m x 5.16m (max))

An open plan L shaped room, with excellent uninterrupted panoramic views of the Bristol Channel and beyond. Window and sliding patio doors leading out to a walk on balcony. Fireplace with electric coal effect fire, space for dining table and chairs, serving hatch to kitchen, two radiators carpet covered ceiling. Archway into kitchen.

Balcony

Walk on balcony with glazed panelling accessed from the living room with superb views over the Bristol Channel and beyond.

Kitchen

8'2" x 9'10" (2.5m x 3.02m)

Fitted kitchen comprising a range of wall cupboards and base units with contrasting worktops, single bowl stainless steel sink with drainer and mixer tap. Integrated appliances including oven and grill, four zone halogen hob, extractor hood, dishwasher, plumbing for washing machine. Tiled splash back, vinyl flooring, coved ceiling.

Bedroom 1

10'0" x 16'7" (3.05m x 5.08m)

A good size double bedroom. Window to the front. Fitted bedroom storage over bed and under window, vanity unit with wash hand basin and cupboard with a mirror above and light, radiator, coved ceiling and carpet.

Bedroom 2

11'8" x 12'11" (3.56m x 3.94m)

A second double bedroom. Window to the front. Built in wardrobes and shelving, radiator, coved ceiling and carpet.

Bathroom

10'0" x 7'7" (3.05m x 2.33m)

Bathroom suite comprising a panelled bath with shower over, wash basin with vanity unit and wc. Fitted wall mirror and light, part tiled walls, extractor fan, radiator, carpet and recess with shelving.

Communal Grounds

The property shares extensive communal gardens, which are mainly lawned, again with uninterrupted views over the Bristol Channel.

Garage

8'5" x 17'7" (2.59m x 5.36m)

Single garage with parking space in front. Up and over garage door. Electric light and power.



Share of Freehold

The property is held on a leasehold basis (CYM638862) with 999 years from and including 2 July 2014 (989 years remaining). Peppercorn ground rent. Maintenance Charges £1,050 p.a. There is also a share of the freehold (WA140665).

Council Tax

Band D £2,003.04 p.a. (24/25)

Post Code

CF64 1AF

