



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. 46.0 sq. metres (494.7 sq. feet)
40 Homeside House

40 Homeside House Bradford Place

Penarth CF64 1NR

£115,000

A larger style one bedroom first floor retirement apartment with woodland and Channel views, found on this established development a short walk from the town centre. Comprises hallway with walk-in storage/airing cupboard, good size lounge/dining room with two lovely views of the Channel, the Kymin/woods, new kitchen with integrated appliances, large double bedroom with mirror fronted wardrobes and shower room. Electric heating, uPVC double glazing, lift, additional facilities include residents' lounge, laundry, drying area, House manager and guest suite. Leasehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Private panelled front door to hallway.

Hallway

Carpet, loft access, walk-in airing cupboard with insulated tank and shelving, access to fuse box and electric meter. Panelled doors to all accommodation,

Lounge/Dinning Room

19'8" x 10'7" (6.0m x 3.23m)

A lovely room decorated in neutral colours. Window to side looking out towards the Channel and Kymin woods, square bay window to front with lovely views of the Kymin grounds, glimpses of Lavernock Point and Channel. Carpet, electric radiator, coved ceiling, traditional fire surround with contemporary electric fire, entry phone, cable connection. Archway through to kitchen.

Kitchen

5'2" x 7'2" (1.60m x 2.2m)

A new fitted kitchen. uPVC double glazed window to rear with great Channel views. White fitted kitchen with wood effect work tops, sink and drainer. Electric hob, microwave, fridge/freezer, tiled splashback, vinyl flooring.

Bedroom 1

14'1" x 8'8" (4.30m x 2.66m)

uPVC double glazed window to front with lovely view of the grounds and woodland. Carpet, electric radiator, coved ceiling, Care Alarm, mirror fronted wardrobe.

Shower Room

6'9" x 5'4" (2.06m x 1.65m)

Previously a bathroom now a shower room. Comprising large shower enclosure with Mira electric shower, wash basin inset to vanity unit with storage beneath, and twin flush wc. Mirror, shelving, light fitting, shaver point, chrome heated towel rail, fan heater, cushion flooring, extractor.

Outside

Beautifully maintained communal grounds, residents' parking to front.

Additional Information

The properties are suitable for owners 60+. The facilities on site include a large residents' lounge with access to beautifully tended grounds, laundry room with washing machines and tumble dryers, separate outside drying area, house manager, use of guest suite (booking required).

Lease Details

Lease 99 years from 1986 (seller is in the process of extending the lease).

Maintenance/Service Charge £3,768.82 p.a.

Ground Rent £499.36 p.a.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 1NR

