

4 Andrews Buildings Stanwell Road Penarth CF64 2AA

**All enquiries:** 029 2070 7999

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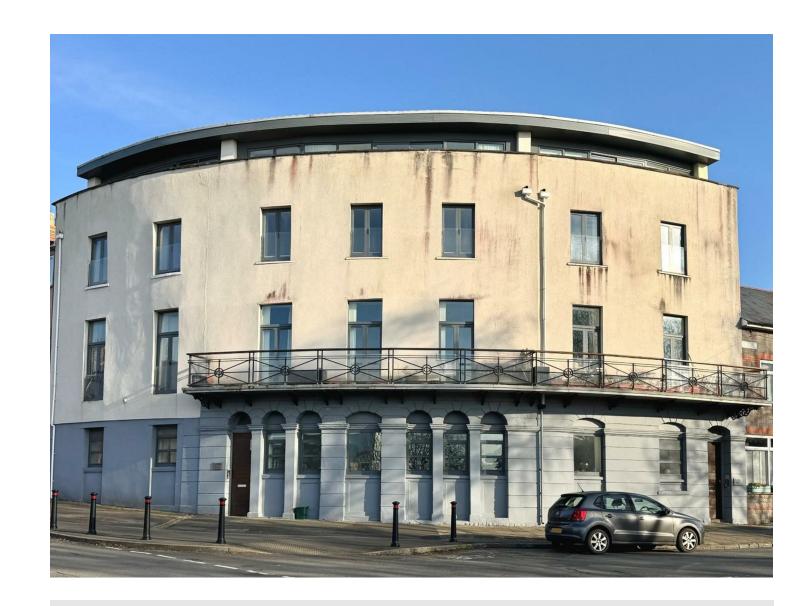
Monday – Friday 9am – 5.30pm Saturday 9am – 5pm

# First Floor

Total area: approx. 45.4 sq. metres (488.2 sq. feet) 14 The Royal

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	80
(69-80) C		10	00
(55-68)			
(39-54)			
(21-38)			
(1-20)	;		
Not energy efficient - higher running costs			
England & Wales		U Directiv 002/91/E0	

# SHEPHERD SHARPE



# 14 The Royal Queens Road

Penarth CF64 1BQ

A spacious one bedroom first floor apartment situated in an interesting late Victorian building formerly a hotel which was converted in 2003. This spacious apartment comprising open plan living/dining/kitchen, large double bedroom and bathroom. Powder coated double glazed windows, gas central heating, quality kitchen with appliances, carpets. Share of freehold.

£160,000

14 The Royal Queens Road 14 The Royal Queens Road









Front door to open plan living/dining/kitchen.

# Open Plan Living/Dining/Kitchen 21'5" x 10'9" (6.53m x 3.28m)

A good size open plan lounge/dining/kitchen. Two powder coated double glazed windows. Carpet to main living/dining area, radiator contemporary decoration, access to fuse box, entry phone.

The kitchen has been replce with contemporary style units, contrasting worktop, sink and drainer with lever mixer tap. Built-in combinaton microwave/oven, gas hob, extractor, built-in fridge, plumbing for washing machine, boxed in boiler, oak flooring.

### Bedroom

### 10'9" x 13'1" (3.28m x 4.0m)

A spacious double bedroom. Two powder coated double glazed windows with privacy glass, double glazed door leading out to steps down to the communal garden. Carpet, radiator, recess downlighting, contemporary decoration.

### Bathroom

Well, appointed comprising panel bar folded in shower screen shower fittings running off the combination boiler wash base and WC white tiling oak floor, chrome ladder radiator, large mirror extractor downlights

### Additional Information

The property has access from service lane also from the front of the property. There is a communal hallway and access to a substantial basement where each apartment has its own lockable storage.

### Share of Freehold

Each flat owner is a shareholder within the freehold company. Seel & Company (managing agents). Lease 125 years from March 2004. Maintenance/Service Charge TBC

## Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code CF64 1DJ





