



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpes.com
Lettings enquiries: lettings@shepherdsharpes.com

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



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
EU Directive 2002/91/EC		
England & Wales		

SHEPHERD SHARPE



14 The Royal Queens Road

Penarth CF64 1BQ

£160,000

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.



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

