



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

Second Floor



Total area: approx. 45.2 sq. metres (486.4 sq. feet)
Flat 48, Homeside House

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		
	70	79
EU Directive 2002/91/EC		
England & Wales		

SHEPHERD SHARPE



Flat 48, Homeside House

Penarth CF64 1NR

£900

A light and spacious second floor (top floor) one bedroom retirement apartment within the popular Homeside House development, just a short walk from the town centre. Comprises hallway, living/dining room, separate kitchen, double bedroom and bathroom. Electric heating. Use of residents' communal lounge and laundry room, lift. Residents and visitor parking, communal gardens with sea views. Available immediately. MINIMUM AGE RESTRICTION IS 60.



Access via stairs and lift access to all floors. Front door to hallway.

Hallway

Carpet, coving, large walk-in store cupboard. Doors to all living accommodation.

Living/Dining Room

9'10" x 17'8" (3.00m x 5.41m)

Light and spacious living/dining room with dual aspect. Coal effect electric fire with marble effect hearth, carpet, radiator, coving, door entry phone, curtain pole and curtains to both windows. Wide opening into kitchen.

Kitchen

7'6" x 6'11" (2.29m x 2.12m)

A range of matching base and eye level units with contrasting wood effect worktops, sink with drainer and mixer tap, oven, electric hob, extractor, freestanding fridge freezer. Vinyl flooring, coving, wood effect wall covering for easy cleaning. Window to the rear.

Bedroom

8'11" x 14'6" (2.73m x 4.43m)

Double bedroom with window to rear. Recessed wardrobes with folding mirrored doors, carpet, coving, alarm system for assistance, curtain pole and curtains.

Bathroom

5'6" x 7'1" (1.69m x 2.18m)

A modern white suite comprising bath with electric shower over with shower screen, wash basin with mixer tap and storage below and mirror over, WC. Vinyl flooring, wood effect wall covering, chrome heated radiator, extractor fan.

Outside

Communal landscape gardens with sea views, residents and visitor parking.

Additional Information

Minimum age restriction is 60.

On site laundry room and drying area.

Communal lounge.

Guest suite can be reserved (via booking).

House manager (office hours only).

Council Tax

Band C £1,888.01 p.a. (25/26)

Post Code

CF64 1NR

Security Deposit

£900

Holding Deposit

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Shepherd Sharpe reserves the right to retain this payment should the applicant have provided false or misleading information at the time of



applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

