

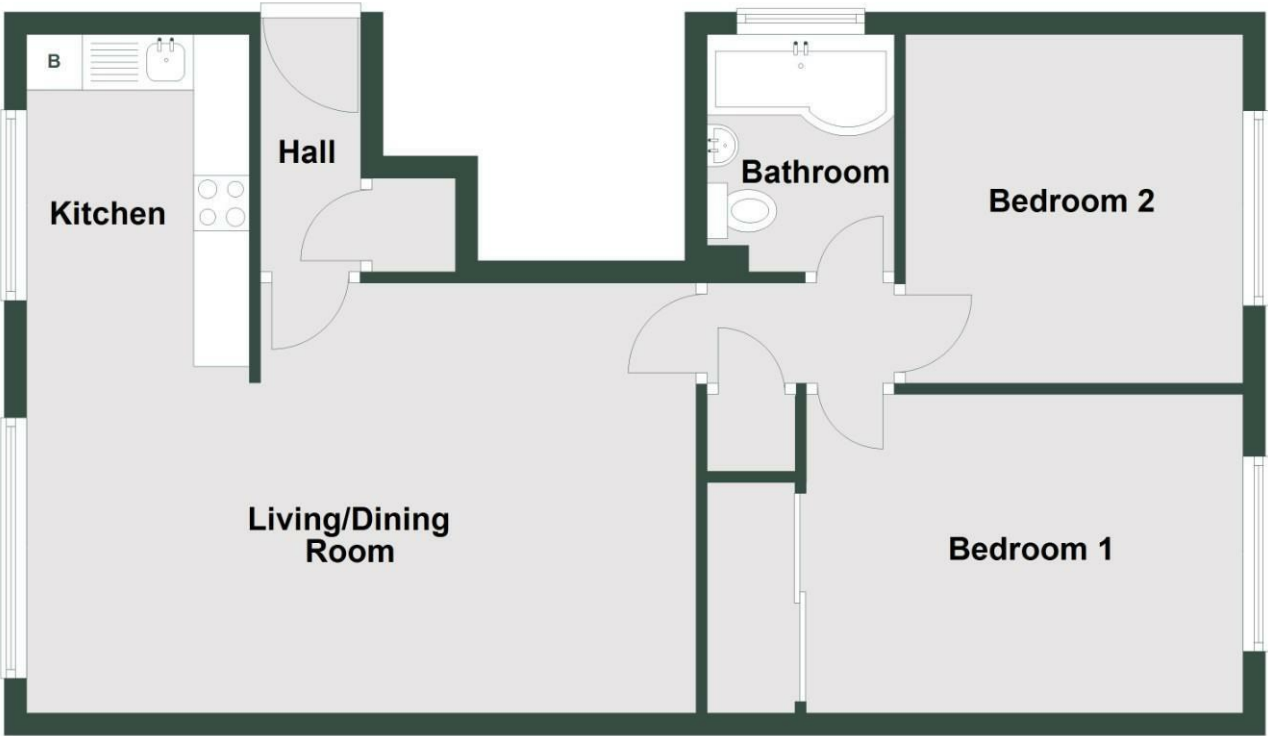


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

Ground Floor



Total area: approx. 59.9 sq. metres (644.3 sq. feet)
Flat 1, Holms Court

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		
	73	79
EU Directive 2002/91/EC		
England & Wales		

SHEPHERD SHARPE



Flat 1, Holms Court
Minehead Avenue
Sully CF64 5TL

A light and spacious two bedroom ground floor garden apartment located within a small development in the village of Sully just a short walk from the beach and close to all local services and amenities. The apartment comprises open plan living/dining room with kitchen off, two double bedrooms and bathroom. Gas central heating, uPVC double glazing, wood effect laminate flooring throughout. Unfurnished. Available immediately.

£950



Open porch. Front door into entrance hallway.

Entrance Hallway

2'11" x 6'11" (0.90m x 2.13m)

Matt well, wood effect laminate flooring. Shelved store cupboard. Door into open plan living/dining room.

Open Plan Living/Dining Room

19'8" x 12'7" (6.01m x 3.86m)

Open plan living/dining room with uPVC double glazed window to front. Display shelf, wood effect laminate flooring, coving, radiator. Wide opening into kitchen and door into inner hallway.

Kitchen

6'6" x 9'11" (2.00m x 3.03m)

uPVC double glazed window to front. A range of matching base and wall units with electric hob, oven, sink with drainer and mixer tap, marble effect worktops and splashbacks, cupboard housing boiler, built-in washing machine, fridge and freezer, breakfast bar. Wood effect laminate flooring, radiator.

Inner Hallway

5'5" x 2'11" (1.66m x 0.90m)

Large store cupboard with shelving. Wood effect laminate flooring.

Bedroom 1

12'11" (plus fitted wardrobe) x 9'5" (3.95m (plus fitted wardrobe) x 2.89m)

A double bedroom with uPVC double glazed window to rear. Built-in floor to ceiling wardrobe with sliding mirrored doors, wood effect laminate flooring, coving, radiator.

Bedroom 2

9'11" x 9'11" (3.03m x 3.04m)

A second double bedroom with uPVC double glazed window to rear. Wood effect laminate flooring, coving, radiator.

Bathroom

5'6" x 6'6" (1.68m x 1.99m)

A white three-piece suite comprising P shaped bath with shower over and shower screen, wash basin with mixer tap and WC. Storage beneath and mirror over the wash basin, tiled walls and floor, chrome heated ladder style radiator, coving. High-level uPVC double glazed opaque window.

Outside

A small open plan garden to the front laid in artificial lawn. Plenty of on street parking.

Council Tax

Band C £1,838.81 p.a. (25/26)

Post Code

CF64 5TL

Security Deposit

£950

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.

