

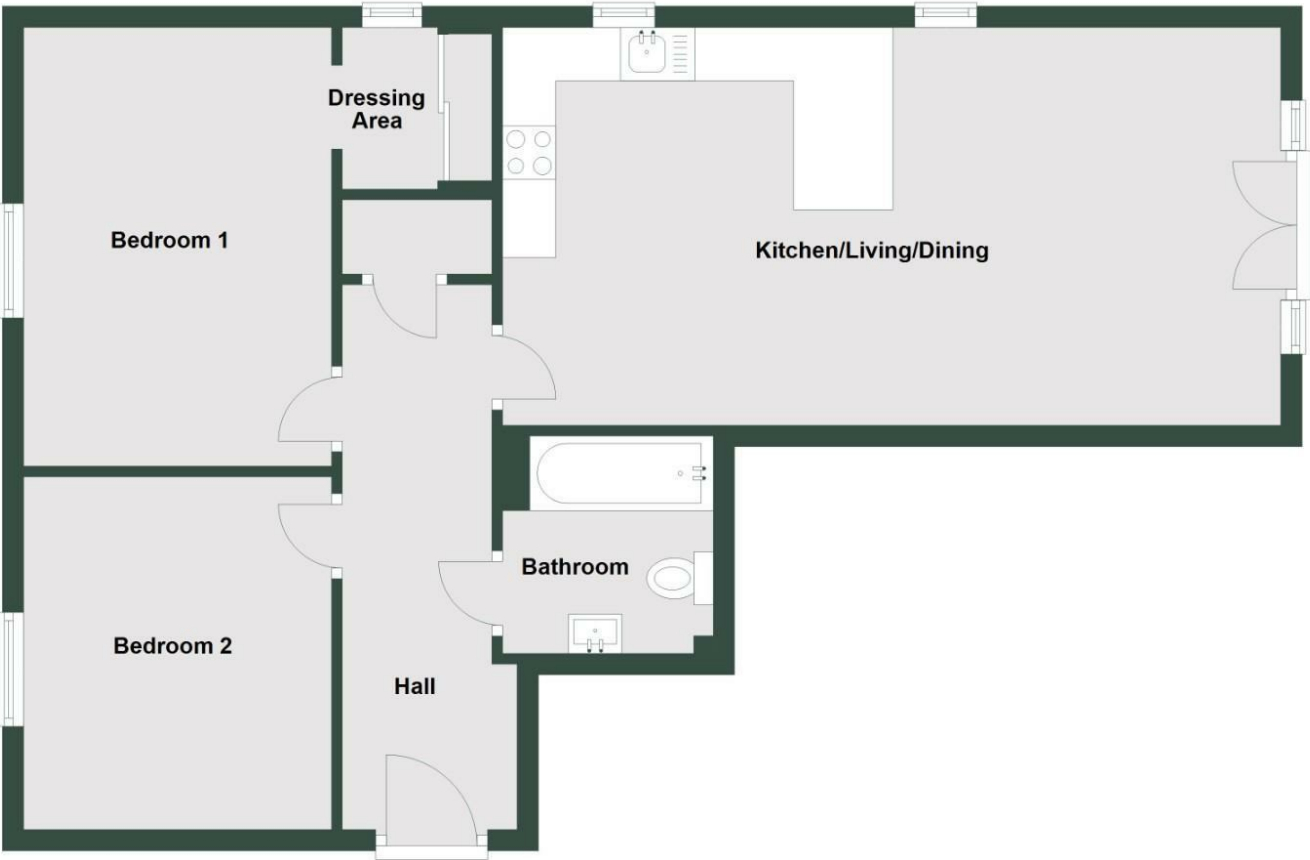


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

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

Third Floor



Total area: approx. 65.7 sq. metres (707.7 sq. feet)
17 The Anchorage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

SHEPHERD SHARPE



17 The Anchorage River

Penarth Marina CF64 1SX

£1,150

A third floor, two double bedroom apartment with fantastic river views situated on the fringe of Penarth and Cardiff Bay within easy access to railway station and local amenities. Comprises communal hallway with access to lift, hallway, open plan lounge/dining/kitchen, two large double bedrooms, one with dressing room, bathroom. uPVC double glazing, electric Economy 7 heating. Parking for two cars, visitor parking. Unfurnished. Available mid July.



Front door to hallway.

Hallway

Carpet, electric radiator, large store cupboard with hot water tank.

Kitchen/Living/Dining

24'0" x 12'3" (7.32m x 3.74m)

uPVC double glazed French doors and windows with stunning views looking out across the river, two further side windows. Modern flat fronted kitchen units, contrasting dark worktops, sink with drainer and mixer tap. Electric Bosch hob, double oven and grill, stainless steel back panel and extractor, integrated fridge, freezer, washing machine. Cushion flooring, electric radiator, space for table and chairs.



Bedroom 1

9'6" x 12'11" (2.90m x 3.96m)

uPVC double glazed window to rear. Carpet, electric radiator. Archway through to dressing area with window to side and built-in fitted wardrobes.

Bedroom 2

10'10" x 9'6" (3.31m x 2.90m)

uPVC double glazed window to rear. Built-in wardrobe, carpet, electric radiator.

Bathroom

6'5" x 6'8" (1.98m x 2.04m)

White suite comprising panelled bath with shower over, wash basin inset to vanity unit with mirror and light over, low level wc. Wood effect flooring, chrome heated towel rail, extractor.

Communal Areas

Well maintained secure gated parking. Two allocated parking spaces, visitor parking. Outside bin store.

Council Tax

Band E £2,596.01 p.a. (25/26)

Post Code

CF64 1SX

Security Deposit

£1,150

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.

