



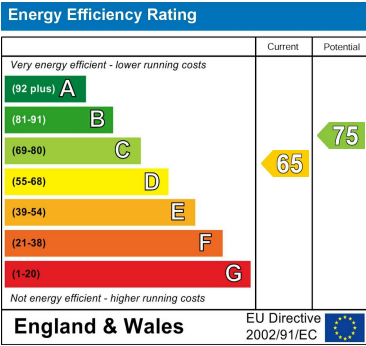
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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



Total area: approx. 72.2 sq. metres (777.5 sq. feet)
Flat 5, St Andrews House



SHEPHERD SHARPE



Flat 5, St Andrews
House Bradford Place
Penarth CF64 1AH

A second floor two double bedroom maisonette, situated in a lovely tree line road close to the town centre and good views looking out towards the Channel with glimpses of Flat Holme and Steep Holme. The property comprises hallway, lounge/dining room, kitchen with built-in appliances, stairs to first floor, two double bedrooms and bathroom. Communal gardens, parking to front, lockable storage shed. uPVC double glazing, gas central heating, fitted carpets. Share of freehold. NO FORWARD CHAIN.

£199,950



Front door to communal hallway.

Communal Hallway

Stairs to second floor. Apartment 5 is accessed from the rear of the building.

uPVC double glazed front door to hallway.

Hallway

Open plan staircase to first floor, laminate floor, understair storage, radiator.

Kitchen

12'4" x 6'6" (3.78m x 2.0m)

uPVC double glazed window to rear, window looking through to lounge/dining area. A bright and light kitchen with white fitted units, contrast worktop, laminate flooring, plumbing for washing machine, electric hob, oven and extractor, built-in fridge and freezer (all appliances are untested).

Lounge/Dining Room

17'10" x 12'5" (5.46m x 3.79m)

A good size lounge/dining room. uPVC double glazed door and windows to front, access to balcony. Decorated in neutral colours, carpet, radiator.

Balcony

4'11" x 5'6" (1.50m x 1.70m)

A lovely balcony with space for small table and chairs.

First Floor Landing

Open plan staircase with stainless steel handrail, carpet, useful shelved store cupboard.

Bedroom 1

11'5" x 12'4" (3.50m x 3.77m)

A good double bedroom. uPVC double glazed window to front with good views of the Channel and surrounding area. Carpet, radiator.

Bedroom 2

12'6" x 9'3" (3.82m x 2.84m)

A second double bedroom. uPVC double glazed window to rear. Built-in store cupboard with shelving, built-in wardrobe, boiler cupboard with access to Ideal combination boiler, carpet, radiator.

Bathroom

A compact bathroom. Comprising space saving bath with shower over, folding shower screen, wash hand basin and wc, concealed plumbing and built-in storage. White tiling, ladder radiator. uPVC double glazed window to side.

Outside

Well maintained communal gardens.

Share of Freehold

Lease 999 years from 1st January 2004.

Maintenance/Service Charge £1,800 p.a. (includes buildings insurance, cleaning and lighting of communal areas, maintenance of communal gardens).

No Ground Rent

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 1AH

