



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

SHEPHERD SHARPE

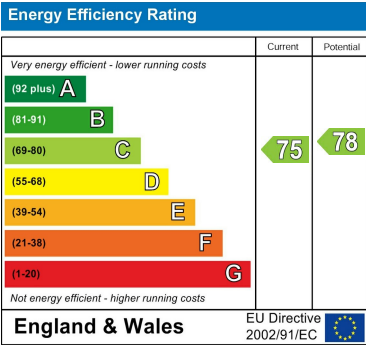


# Ground Floor Flat, 124 Windsor Road

Penarth CF64 1JN

A spacious one bedroom ground floor flat close to Penarth town centre and all local services and transport links. Comprises living room, kitchen, double bedroom and shower room. Communal rear garden with pedestrian lane access. Double glazing, gas central heating. Unfurnished. Available end of August.

£725







**Communal Entrance**

Front door to communal entrance hall.

**Hallway**

Private front door to small hallway. Doors to living room and kitchen.

**Living Room**

12'4" x 11'2" (3.78m x 3.42m)

Bay window to front. Carpet and radiator.

**Kitchen**

10'0" x 11'1" (3.05m x 3.40m)

Fitted kitchen. Range of matching base and wall units, stainless steel sink with drainer. Oven, four ring gas hob, extractor hood over, tiled splashback, vinyl flooring, space and plumbing for washing machine, space for fridge/freezer. Window to rear. Opening to inner hallway.

**Inner Hallway**

Carpet. Side door to rear fire escape giving access to communal rear garden.

**Shower Room**

7'2" x 4'9" (2.20m x 1.46m)

Shower cubicle, wc, pedestal wash basin, mirror over, vinyl floor, ladder radiator.

**Bedroom**

12'6" x 9'7" (3.82m x 2.94m)

Double bedroom. Window to rear. Carpet, radiator, combination boiler.

**Communal Rear Garden**

Sunny garden with pedestrian rear lane access. Shared between three flats. Access via rear fire escape. (Garden photo taken May 2022)

**Council Tax**

Band B £1,652.01 p.a. (25/26)

**Post Code**

CF64 1JN

**Security Deposit**

£725

**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.

