



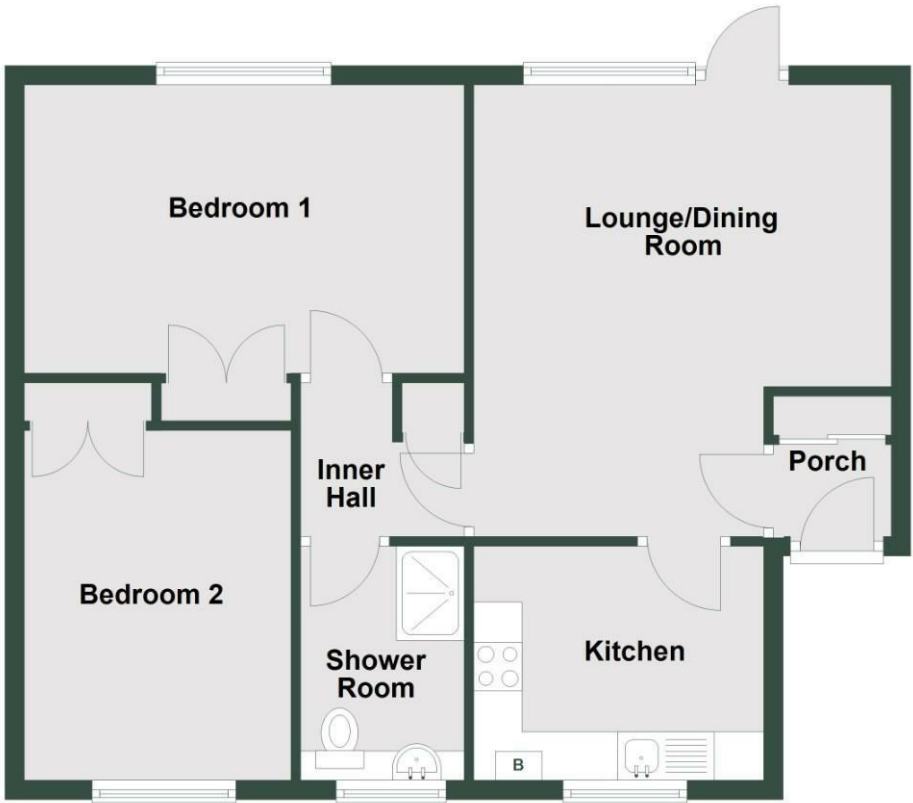
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

SHEPHERD SHARPE

Ground Floor



Total area: approx. 61.2 sq. metres (658.4 sq. feet)
2 Albany Court



Flat 2, Albany Court

Penarth CF64 1JU

£310,000

A lovely two double bedroom ground floor apartment with garage situated in a central location just a short walk from the town centre, close to Alexandra Park and all local amenities. Set in a very well managed 1960's development. Well proportion accommodation comprising hallway, open plan lounge/dining room looking onto communal gardens, kitchen, two bedrooms both with fitted wardrobes and shower room. The property does require some cosmetic upgrading but is overall in good condition. Gas central heating, double glazing, fitted carpets, low service charge. Share a freehold. NO FORWARD CHAIN.

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		
	72	75
EU Directive 2002/91/EC		
England & Wales		



Communal hallway with entry phone, access to gas and electric meters located in two cupboards either side of front doors. Attractive contemporary oak fire door to private hallway.

Private door to hallway.

Hallway

Carpet, radiator, deep cloaks cupboard with shelving.

Lounge/Dining Room

15'10" x 14'8" (4.85m x 4.48m)

An attractive room with pleasant aspect looking onto communal garden. uPVC double glazed window to front. Carpet, two radiators, coving.

Inner Lobby

Access to additional cupboard, bedrooms and bathroom.



Kitchen

9'10" x 7'10" (3.01m x 2.41m)

The kitchen has been replaced in recent years. Shaker style kitchen with stainless steel door trims, contrasting dark worktops, sink and drainer with lever mixer tap. Space for fridge/freezer, gas cooker, washing machine. Tiled floor and splashback, Baxi boiler, radiator. uPVC double glazed window.

Bedroom 1

14'10" x 10'3" (4.53m x 3.14m)

A spacious double bedroom. uPVC double glazed window to front with view of communal garden. Carpet, radiator, built-in wardrobe, coving, neutral decoration.

Bedroom 2

11'4" x 8'11" (3.47m x 2.73m)

A second double bedroom. uPVC double glazed window to rear. Carpet, radiator, large built-in wardrobe.



Shower Room

7'10" x 5'6" (2.39m x 1.68m)

Previously a bathroom now a contemporary shower room. Comprising tiled chair enclosure with Triton electric shower, wash basin and wc with concealed plumbing and built-in storage. Attractive grey tiling, non-slip flooring, radiator. uPVC double glazed window.

Outside

The property is found in pretty landscaped gardens, largely laid to lawn with attractive natural stone original boundary walls. Immediately outside the apartment to the front is a patio with access to an area of walled communal garden.

Garage

A single garage with up and over door to front (we understand that garage number one belongs to the flat), no power or lighting.

Share of Freehold

Lease 999 years

Maintenance/Service £1,200 p.a.

Council Tax

Band D £2,124.01 p.a. (25/26)

Post Code

CF64 1JU

