

4 Andrews Buildings Stanwell Road Penarth CF64 2AA

**All enquiries:** 029 2070 7999

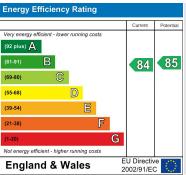
Sales and general enquiries: info@shepherdsharpe.com Lettings enquiries: lettings@shepherdsharpe.com

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

### **First Floor**



Total area: approx. 42.2 sq. metres (453.8 sq. feet) **15 Westwood Court** 



# SHEPHERD SHARPE



## 15 Westwood Court Stanwell Road

Penarth CF64 2EZ

£149,950

An extremely well presented and renovated spacious one bedroom first floor retirement apartment situated in a convenient central location a short walk from the town centre. Comprises private spacious hallway, large living room, high quality fitted kitchen, double bedroom and large bathroom with separate shower. Totally redecorated, new flooring and carpets, new kitchen and bathroom, new electric heating, uPVC double glazing, lift servicing all floors, residents' lounge and guest suite. Generous communal gardens and residents' parking. Share of freehold. Viewing essential.

15 Westwood Court Stanwell Road 15 Westwood Court Stanwell Road



Automatically operated front door with fob pad entry.

Private front door to hallway

#### Hallway

Spacious hallway with two cupboards (one with insulated tank/storage and the other cloaks), new carpet, re-decorated, Aeroflow modern electric heater.

#### Living Room

23'5" (into square bay) x 10'0" (7.16m (into square bay) x 3.05m)

A spacious living room. uPVC double glazed bay window looking out onto woodland. Beautifully presented throughout, new carpet, two new contemporary Haverland electric heaters. Door to kitchen.



Completely renewed. Comprises a solid oak kitchen with white quartz work tops and splash backs, integrated appliances include electric oven, hob, extractor, microwave, plumbing for washing machine, space for fridge/freezer, vinyl tile flooring. uPVC double glazed window to rear



12'6" x 10'0" (3.82m x 3.05m)

A double bedroom. uPVC double glazed window to rear. Redecorated, new carpet, Aeroflow modern electric heater, modular contemporary fitted bedroom storage with shelving and rails.



Larger than is typical bathroom and completely refurbished. Comprising panelled bath, separate shower enclosure, wash basin with storage beneath and wc. Heated electric towel rail, Dimplex electric fan heater, extractor, high quality acrylic wall boarding to all walls, recessed lighting, blue tooth mirror with lighting and heating.



Lease until 2999.

1/34 share in Management Company who own the Freehold (which is run by the residents).

Service Charge/Maintenance £105.00 per month (includes buildings insurance, water rates, maintenance of communal parts and gardens, entry system and alarm).

#### Additional Information

Communal gardens, residents' parking, lift to all floors, use of residents' lounge, guest suite.

Council Tax

Band C £1,888.01 p.a. (25/26)

Post Code CF64 2EZ



