

42 Althorp Drive



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

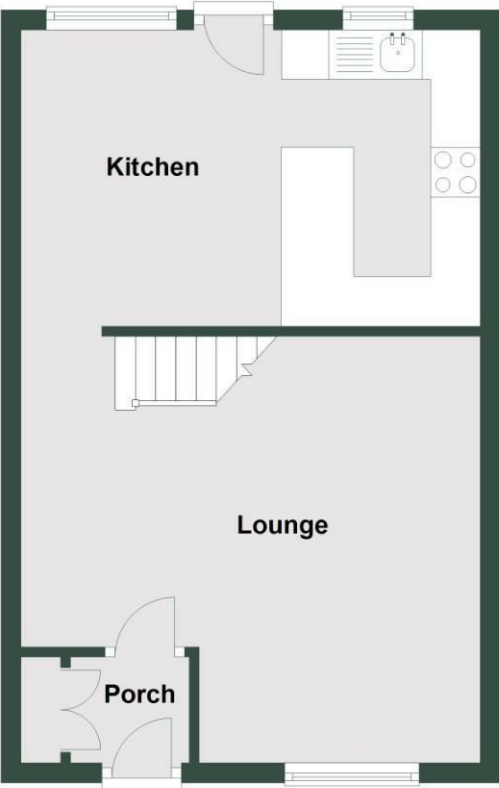
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharp.com
Lettings enquiries: lettings@shepherdsharp.com

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

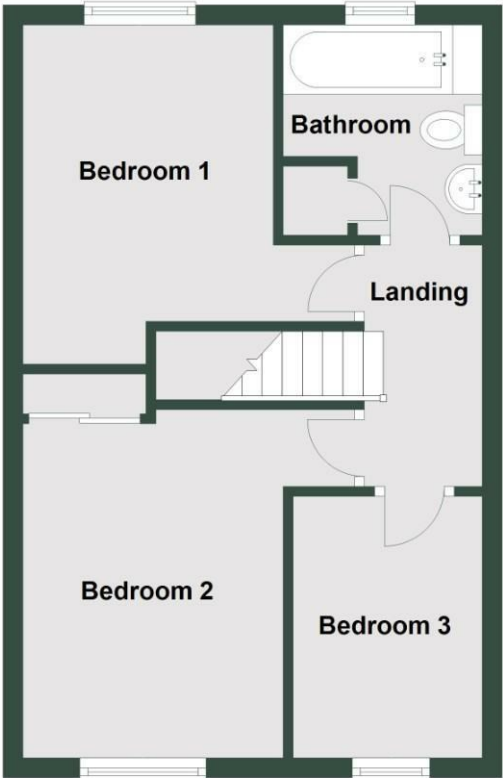
SHEPHERD SHARPE



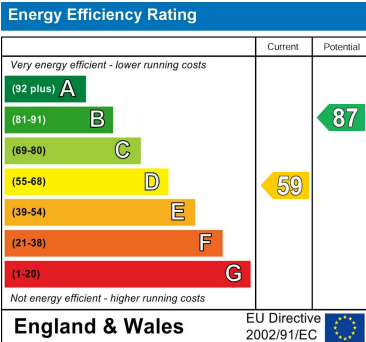
Ground Floor



First Floor



Total area: approx. 68.2 sq. metres (733.7 sq. feet)
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Penarth CF64 5FF

A three bedroom end link house situated on the popular development at Lavernock Park. In catchment for Evenlode and Stanwell schools. Comprises porch, lounge, modern fitted kitchen, three bedrooms and bathroom. Front and rear garden, parking to rear. Gas central heating. Unfurnished. Available early November.

£1,250 Per Month



uPVC double glazed part panelled front door to porch.
Porch
Doors giving access to store cupboards. Door to lounge.

Lounge
15'2" x 14'0" (4.63m x 4.28m)
uPVC double glazed window to front with linen roman blind. New carpet, two radiators. Archway through to kitchen.



Kitchen
15'1" x 9'6" (4.62m x 2.90m)
uPVC double glazed windows with linen roman blinds. Fitted kitchen with pale grey shaker style units with contrasting worktops, sink and drainer. Electric hob and oven, extractor, beautiful tiling, oak laminate flooring, radiator, modern lighting, under counter fridge, freezer, dishwasher, washing machine. Door to rear garden.

First Floor Landing
Carpet, loft access.

Bedroom 1
10'9" x 8'5" (3.29m x 2.59m)
uPVC double glazed window to front with linen roman blind. Carpet, radiator.

Bedroom 2
9'8" x 8'2" (2.96m x 2.51m)
uPVC double glazed window to rear with roman blind. Carpet, radiator.



Bedroom 3
6'3" x 8'0" (1.93m x 2.45m)
uPVC double glazed window to front with roman blind. Carpet, radiator, telephone point.

Bathroom
New contemporary white bathroom suite comprising bath with shower over, twin flush wc, wash hand basin with lever mixer tap, all with chrome fittings. Attractive tiling, chrome radiator, store cupboard, down lighters. uPVC double glazed window with roller blind.

Front Garden
Pretty landscaped front garden, access to gas and electric meters.



Rear Garden
Access to parking at rear. Patio and lawn.

Council Tax
Band D £2,124.01 p.a. (25/26)

Post Code
CF64 5FF



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.

Security Deposit
£1,250

