



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

**All enquiries:** 029 2070 7999  
**Sales and general enquiries:** [info@shepherdsharp.com](mailto:info@shepherdsharp.com)  
**Lettings enquiries:** [lettings@shepherdsharp.com](mailto:lettings@shepherdsharp.com)

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

SHEPHERD SHARPE



Ground Floor



Total area: approx. 42.2 sq. metres (454.3 sq. feet)  
**23 The Moorings**

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		
	76	77
EU Directive 2002/91/EC		
England & Wales		

23 The Moorings

Penarth Marina CF64 1SG

A one bedroom ground floor apartment situated in Penarth marina, close to all local amenities and railway station. Comprising entrance hall, open plan living/dining/kitchen, double bedroom and bathroom. Allocated parking space. uPVC double glazing, gas central heating. Unfurnished. Available immediately.

£900 Per Month





**Communal Hallway**  
Accessed via panelled front door, post boxes. Inner hallway with access to private front door to the apartment.

Panelled front door to hallway.

**Hallway**  
Two cupboards, entry phone, radiator.

**Lounge/Dining/Kitchen**  
18'5" x 14'0" (5.62m x 4.29m)  
A spacious open plan living space. uPVC double glazed window. Carpet, radiator, opening through to kitchen. The kitchen has white units with contrasting worktop and tiling, sink with half bowl and drainer, gas hob, electric oven, extractor, space for fridge, plumbing for washing machine, vinyl flooring, extraction, radiator.

**Bedroom**  
14'7" x 11'10" (4.45m x 3.63m)  
A generous double bedroom. uPVC double glazed window looking onto communal grounds. Fitted wardrobes, carpet, radiator.

**Bathroom**  
7'6" x 6'5" (2.29m x 1.96m)  
Three piece suite comprising panelled bath with shower over, pedestal wash basin and wc, all in white. Vinyl floor, radiator, extractor, mirror cabinet, shaver point.

**Outside**  
The grounds are well kept and maintained. Allocated parking space, plenty of additional visitor parking, bin storage.

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

**Post Code**  
CF64 1SG

**Security Deposit**  
£900

**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.

