

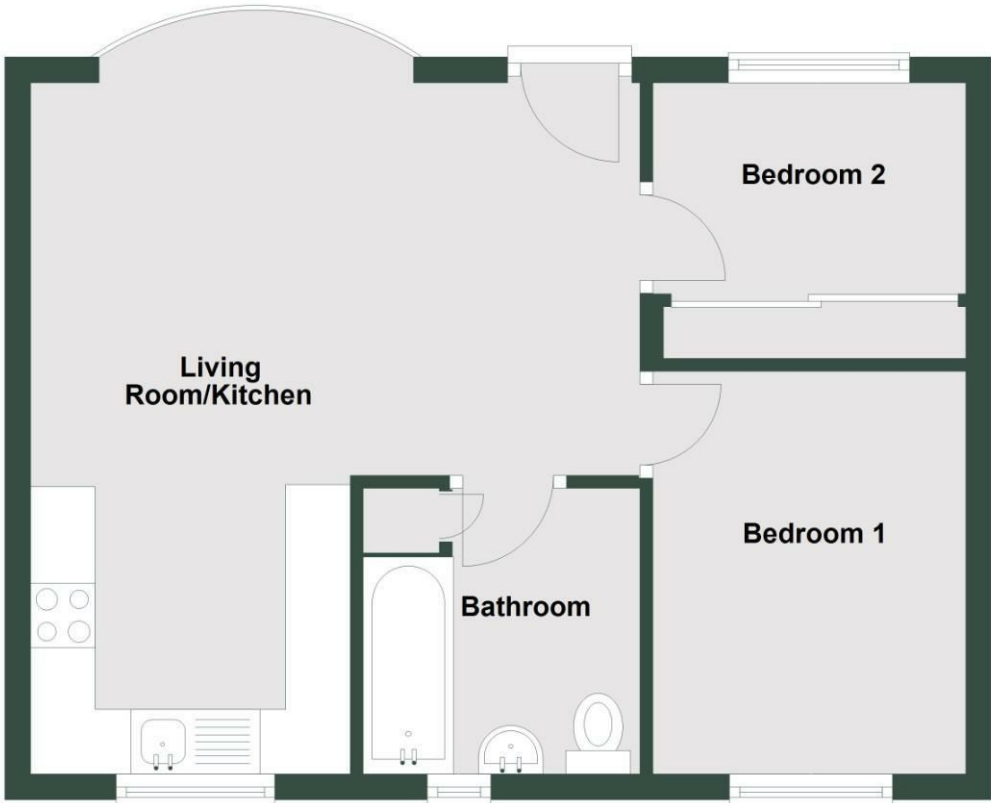


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

Ground Floor



Total area: approx. 39.1 sq. metres (420.9 sq. feet)
1a Lavernock Point

SHEPHERD SHARPE



1A Lavernock Point Fort Road

Penarth CF64 5XQ

£89,950

Arguably in the best location on the Development with stunning Channel views. The property has been well maintained and refurbished by current owners. Comprises open plan L shaped lounge/dining/kitchen, larger principal bedroom, smaller study/bedroom 2 with built-in cupboards, the bathroom has been knocked through to create a larger bathroom. Gas heating (propane gas), replastered and redecorated throughout, uPVC double glazing. Immaculately kept, two private patios with good depth. The land outside the property is not on the title but is much more generous than typical, great decking to the front wrapping around to the side, garden and storage at the rear. Leasehold.



Front door to open plan lounge/dining/kitchen area.

Open Plan Lounge/Dining
15'6" x 9'11" (4.73m x 3.03m)

An amazing lounge. uPVC double glazed bow window to front with stunning views looking directly across the Channel towards the Somerset coastline, Flat Holme and Steep Holme. Laminate floor, radiator.

Kitchen
8'3" x 8'0" (2.52m x 2.44m)

The kitchen is well fitted with contemporary flat fronted cream units, contrast square edged worktop, sink and drainer with lever mixer tap. Gas hob, electric oven, extractor with stainless steel finish, attractive tiling, laminate floor, boxed in Glow Worm boiler, fridge and freezer.



Bedroom 1
10'2" x 7'10" (3.12m x 2.41m)

This room has been made a little larger than is typical. uPVC double glazed window to rear. Laminate flooring, radiator.

Bedroom 2/Office
7'0" x 7'10" (2.14m x 2.39m)

Presently used as an office/hobbies area. uPVC double glazed window front with stunning view looking directly out over the Channel and Somerset coastline. Large built-in wardrobe, laminate floor, radiator.

Bathroom
7'2" x 6'10" (2.20m x 2.10m)

Previously a separate toilet and bathroom. Comprising panelled bath with shower over, wash hand basin and wc, both in white, built-in storage. Chrome fittings, chrome ladder radiator, laminate floor, tiled walls, modern lighting, large airing cupboard with shelving, modern lighting. uPVC double glazed window.



Outside

The holiday chalet has a lovely 'wrap around' plot which is not going to change. Huge decked terrace to front with some attractive planting. To the side there is further decking and lawn, storage, access to the propane gas bottles.

Lease Details

Lease 65 years from 1991 (31 years remaining).
Maintenance/Service Charge £1,324.42
Ground rent - £50.00
Water rates - £259.51
Insurance - £218.23
Council Tax - £1,300.44
Electric standing charge - £184.04
VAT £284.10
Total £3,620.74 p.a.

Post Code
CF64 5XQ

