

1 Llofft Washington Stanwell Road

4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

SHEPHERD SHARPE



1 Llofft Washington

Penarth CF64 2AP

£1,250

A stylish Art Deco inspired apartment arranged over two floors, located in the heart of Penarth town centre. The apartment is light and spacious, with full height 'floor to ceiling' curved glazing and large 'walk on' balconies to both levels. Comprises versatile open plan living space, separate kitchen, utility and wc/cloakroom, galleried styled double bedroom with walk in wardrobe and bathroom. Under floor heating, integrated appliances. Allocated car parking space. Unfurnished, available early December.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Communal Entrance
Entrance via secure door entry system, stairs to first floor.

Front door to apartment.

Cloakroom
High level opaque window to rear. Wc, pedestal wash basin, shelf over with large mirror, laminate floor, store cupboard.

Utility Room
High level opaque window to rear. Base units, worktop over, stainless steel sink, drainer and mixer tap, space and plumbing for washing machine, wall mounted boiler, laminate flooring.

Open Plan Living/Dining Room
22'4" x 16'8" (6.82m x 5.10m)
A light, spacious and versatile living space with front and side facing floor to ceiling curved glazing with door onto large 'wrap around' balcony. Laminate flooring, under floor heating, inset spot lights, door entry phone.

Kitchen
8'1" x 7'11" (2.48m x 2.43m)
Window to side. Fitted kitchen, stainless steel sink, drainer and mixer tap. Four ring gas hob, electric oven and extractor, integrated dishwasher and integrated fridge/freezer. Laminate flooring, inset spot lights.

Stairs to upper floor, carpet.

Bedroom
12'2" x 16'2" (3.73m x 4.95m)
Galleried style double bedroom overlooking the living space below with glazed floor to ceiling glazed panels either side opening onto a 'wrap around balcony', further side window. Distant sea views. Carpet, inset spot lights. Door to en-suite.

Bathroom
Opaque windows to front and side. White suite comprising panelled bath with shower over and curved shower curtain and rail, pedestal wash basin, wc with concealed cistern. Carpet, fully tiled walls, large mirror over wash basin and door into walk-in wardrobe. Walk-in wardrobe with window to side, hanging rails and shelving.

Front
Secure parking with allocated car parking space for one car.

Additional Information
The property has under floor heating.

Council Tax
Band E £2,596.01 p.a. (25/26)

Post Code
CF64 2AP