

34 The Landings



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

SHEPHERD SHARPE



Ground Floor



Total area: approx. 70.4 sq. metres (758.2 sq. feet)

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Penarth Marina CF64 1SR

£219,950

A spacious two double bedroom ground floor apartment situated in this very popular development. Built in 2000 and maintained extremely well, set in pretty landscaped grounds with extensive planting, allocated parking and visitor parking. Comprises communal entrance hallway, private front door to hallway with two store cupboards, lounge, fitted kitchen, two double bedrooms and bathroom. uPVC double glazing, gas central heating. Share of freehold. NO FORWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(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 Hallway**

Individual letter boxes, access to electric meters. Panelled door to apartment, private front door to porch.

Hallway

Store cupboard with shelving/storage, entry phone, thermostat for heating, radiator.

Lounge

A good size lounge. uPVC double glazed bay window to front with vertical blinds. Carpet, radiator.

Kitchen

uPVC double glazed window. Fitted kitchen in white with contrasting dark work tops, stainless steel sink and drainer with mixer tap. Built-in oven, gas hob, extractor, space for fridge and washing machine, wall mounted boiler, tiled floor and splashback.

**Bedroom 1**

A double bedroom. Two uPVC double glazed windows to rear. Carpet, radiator.

Bedroom 2

A second double room. uPVC double glazed window to rear. Carpet, radiator.

Bathroom

A good size bathroom. uPVC double glazed window. Comprising panelled bath with shower over, wash basin inset to vanity unit and wc with concealed plumbing. Fully tiled walls and floor, radiator, extractor., mirror cabinet.

Communal Areas

Landscaped grounds with attractive mature planting, allocated parking plus visitor parking.

Share of Freehold.

Lease 999 years from 1998

Maintenance/Service Charge £1,027.55 p.a. (26/27)

Council Tax

Band D £2,261.18 p.a. (26/27)

Post Code

CF64 1SR

