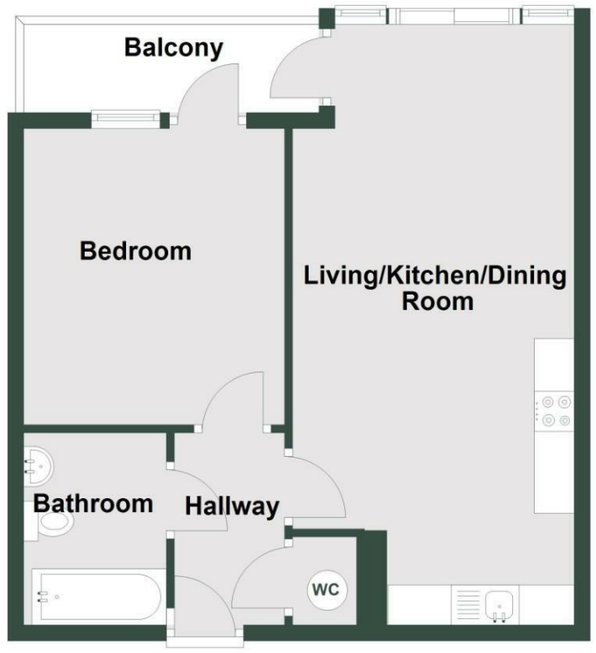
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

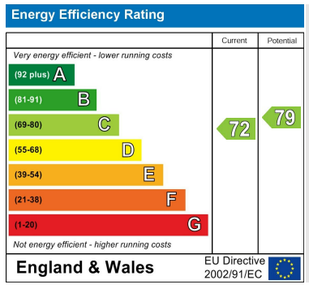
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

Ground Floor



Total area: approx. 46.6 sq. metres (501.1 sq. feet)
124 Woodlands



SHEPHERD SHARPE

124 Woodlands, Hayes Point Hayes Road

Sully CF64 5QE

£110,000

A very nice , bright and light spacious first floor one bedroom apartment with balcony, lovely views from both living room and bedroom looking out towards the Channel and Somerset coastline. Well presented throughout and potentially available with furniture. Comprises hallway with airing cupboard, open plan lounge/dining/kitchen with appliances, double bedroom with built-in wardrobe and access to balcony and bathroom. High quality finishes, solid wooden flooring, carpets and electric heating. The property is located in 30 acres of grounds and woodland, it has access to tennis courts, gymnasium, swimming pool and 24 hour concierge. Leasehold. NO FORWARD CHAIN.

Private front door to hallway

Hallway

Open Plan Lounge/Dining/Kitchen
24'2" x 12'0" (7.39m x 3.66m)
A super, bright and light open plan living space. Fitted kitchen with granite worktops, sink with half bowl and drainer. Integrated Smeg hob, oven, extractor, integrated washing machine, fridge/freezer and dishwasher.
The living room has full height windows and doors with toughened glass safety screen, fully opening sliding doors, access to balcony. Two electric radiators, oak flooring, downlighting, active extraction.

Bedroom 1
13'0" x 10'7" (3.97m x 3.25m)
A lovely double bedroom. Full height door and window leading onto stainless steel and glass balcony, a lovely place to sit looking across the tennis courts with elevated views of the Channel, cricket pavilion and grounds. Built-in wardrobes, carpet, radiator, recessed lighting,

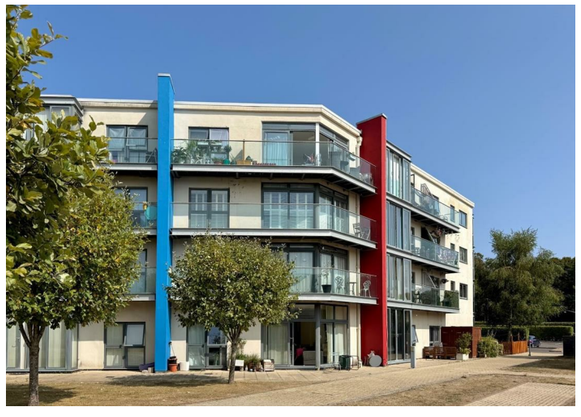
Bathroom
7'10" x 6'5" (2.39m x 1.96m)
Comprising mirror panelled bath with shower off mixer tap, contemporary wash basin and wc, both with chrome fittings. Mirror cabinet, attractive wall tiles, contrast floor tiles, chrome ladder radiator, shaver point, active extraction, downlighting.

Outside
Two car parking spaces numbered 138 and 139.
There is an gym, with sauna, swimming pool, tennis court and 24 hour concierge

Lease Details
Lease 99 years from 2007.
Ground Rent £150 p.a.
Maintenance/Service Charge £3,336.00 p.a. (25/26)

Council Tax
Band D £2,068.66 p.a. (25/26)

Post Code
CF64 5QE

Additional Information
Facilities include the use of the swimming pool, sauna, gymnasium, tennis courts and 24 hour concierge.

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