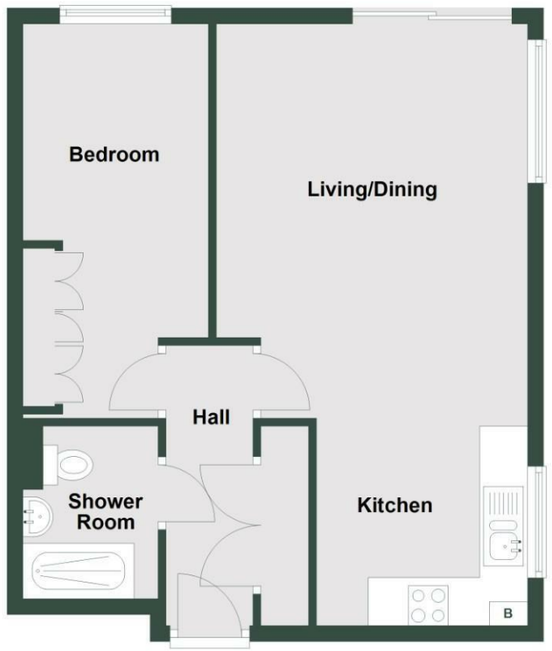
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

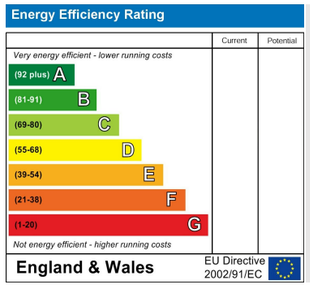
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

Ground Floor



Total area: approx. 47.2 sq. metres (508.4 sq. feet)
1 The Lodge



SHEPHERD SHARPE

1 The Lodge Paget Road

Penarth CF64 1NQ

£220,000

A fantastic one bedroom garden apartment within The Lodge, a small development close to the town centre and all local services, amenities and transport services. The apartment is in good order throughout with plenty of storage. Comprises central hallway with storage cupboard, open plan living/dining/kitchen, double bedroom and shower room. Outside there is a private garden accessed from the living room and car park. One allocated parking space. uPVC double glazing, gas central heating. Leasehold. NO FORWARD CHAIN.

Front door from communal hallway to apartment.

Hallway
Central hallway. Carpet, door entry phone, radiator, useful store cupboard with shelving and space and plumbing for washing machine. Doors to all rooms.

Open Plan Living/Dining/Kitchen
12'9" (max) x 24'9" (max) (3.91m (max) x 7.55m (max))
Window to side and sliding patio doors onto the private rear garden. Carpet, radiator, space for dining table and chairs.

Kitchen
Window to side. The kitchen has a range of base and wall units, contrasting worktop, stainless steel sink and drainer with mixer tap, electric hob and over, extractor, cupboard housing boiler, built-in fridge/freezer and dishwasher. Tile effect vinyl flooring, inset spot lights.

Bedroom
7'7" (max) x 16'2" (max) (2.33m (max) x 4.95m (max))
A good size double bedroom. Window to rear. Built-in wardrobes to side, shelving and over bed storage, radiator, carpet.

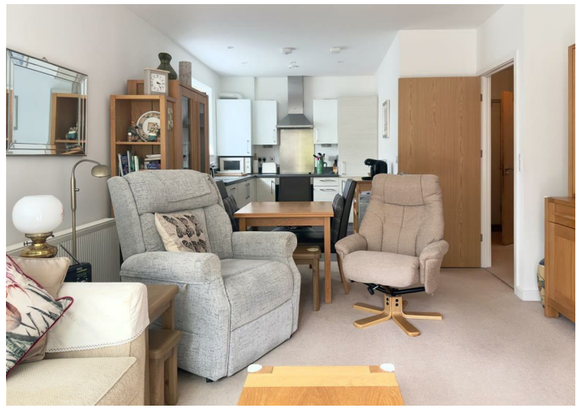
Shower Room
5'6" x 7'1" (1.70m x 2.17m)
Comprising large walk-in shower enclosure, pedestal wash basin with mirror and light, wc. Storage cabinet, white ladder radiator, tile effect vinyl flooring, part tiled walls, inset spotlights.

Garden
A private garden accessed from the living room with pleasant outlook. Paved garden, pedestrian access from the car park, useful summer house ideally for storage, outside tap and light.

Outside
Landscaped communal gardens, allocated parking space and visitor parking, recycling bins storage, bike store.

Lease Details
Lease 125 years from 2012.
Maintenance/Service Charge £1,092 p.a. (26/27)
Ground Rent £200 p.a.

Council Tax
Band D £2,261.18 p.a.(26/27)

Post Code
CF64 1NQ

1 The Lodge Paget Road