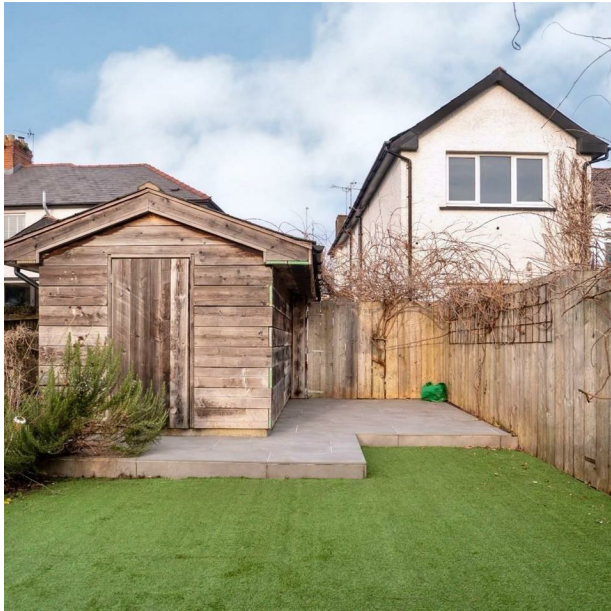


First Floor Flat, 114 Redlands Road

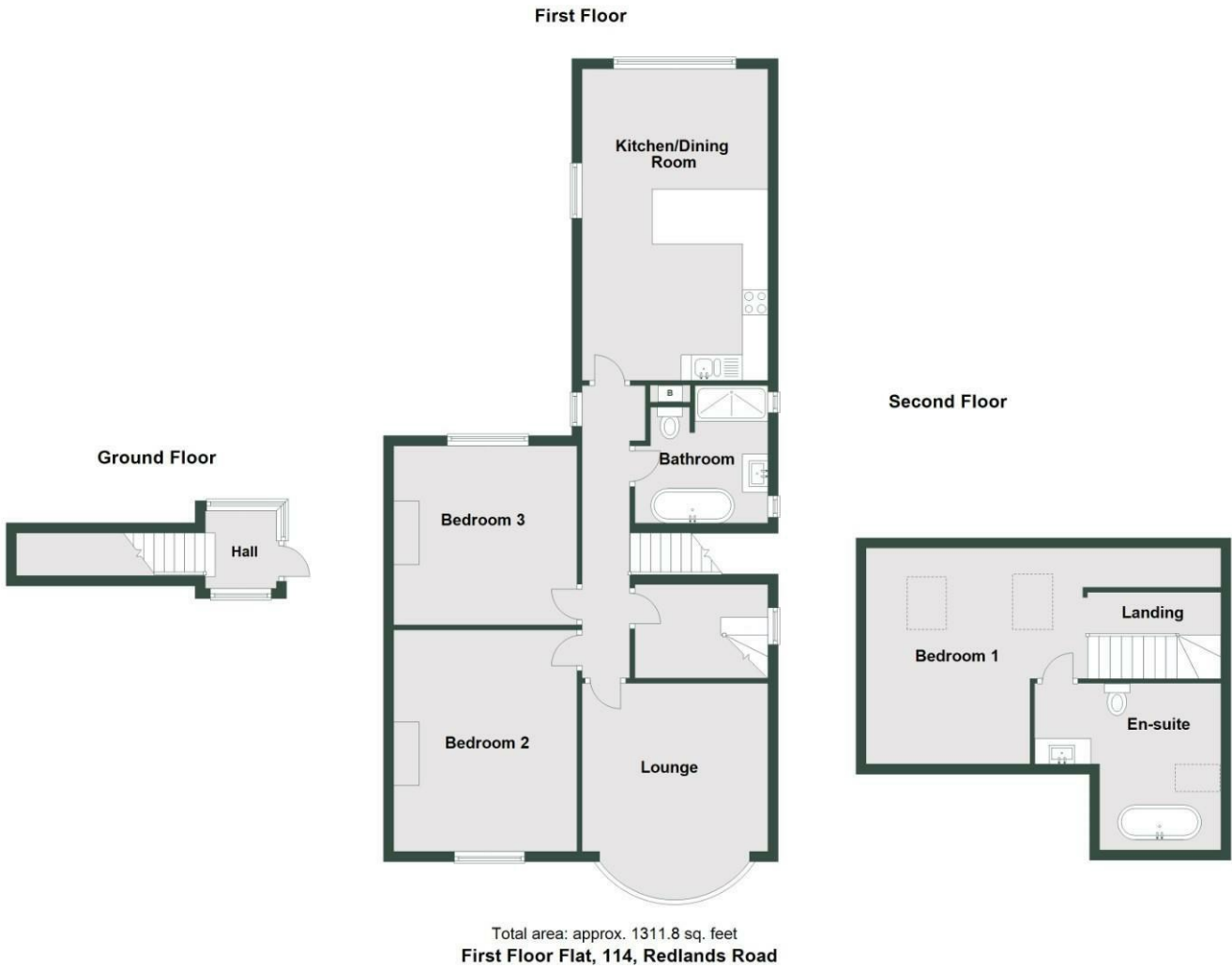


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

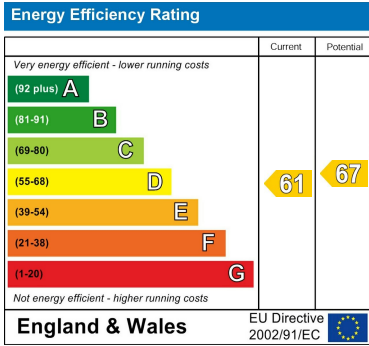


First Floor Flat, 114

Penarth CF64 2WN

£1,600 Per Month

A spacious and award winning three double bedroom maisonette. Comprises private entrance to porch, landing, living room, large open plan kitchen/dining room, two double bedrooms, bathroom with large shower, the formal loft conversion provides another bedroom and en-suite bathroom. uPVC double glazing, gas central heating, carpets. Parking, private south facing rear garden. Available unfurnished or furnished. Available end of July.



First Floor Flat, 114 Redlands Road



uPVC double glazed panelled front door to porch.

Porch
Staircase to first floor.

Landing
uPVC double glazed window to side, carpet. Original stripped pine doors to all first floor rooms.

Lounge
12'0" x 11'11" (3.67m x 3.65m)
uPVC double glazed bow window to front. Exposed brickwork to one wall, carpet, radiator.

Kitchen/Dining Room
20'4" x 11'11" (6.20m x 3.64m)
An open plan space with vaulted ceiling. uPVC double glazed windows to side and rear, full height window with privacy glass. Contemporary kitchen with flush fronted units finished in grey. Large oversized tile flooring, polished concrete worktops, integrated dishwasher, washer dryer, space for fridge/freezer, electric cooker, tiled splashback, feature wall in reclaimed timber, vintage radiator.

Bedroom 1
11'10" x 14'2" (3.63m x 4.32m)
A double bedroom. uPVC double glazed window to front. Carpet, vintage radiator, exposed brick wall.

Bedroom 2
11'8" x 11'10" (3.56m x 3.63m)
A double bedroom. uPVC double glazed window. Carpet, vintage radiator.

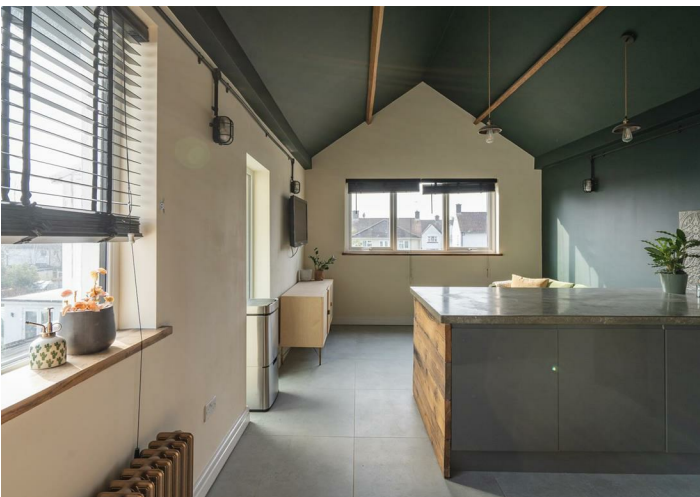
Bathroom
9'1" x 8'5" (2.78m x 2.57m)
Comprising tiled shower enclosure with rainfall shower, wc, trough style wash hand basin inset to bespoke bathroom furniture, freestanding bath, exposed brick wall, tiled floor and walls. uPVC double glazed window with with privacy glass.

Landing
Doorway from the landing with access to a small lobby.

Lobby
Carpet, vintage radiator, useful deep downstairs storage, uPVC double glazed window to side providing good natural light.

Bedroom 3
15'8" x 13'3" (4.80m x 4.06m)
A double room. Exposed natural brickwork to arched chimney breast and wall, vintage radiator, carpet Two large velux windows to rear with blinds.

En-Suite Bathroom
12'1" x 9'6" (3.70m x 2.90m)
Comprising freestanding bath with shower mixer tap, wc, wash hand basin inset to bespoke furniture with storage beneath, wet room area with rainfall shower, waterproof flooring, column radiator.



First Floor Flat, 114 Redlands Road



Front
Access to parking space.
Rear Garden
Fully landscaped rear garden.

Council Tax
Band D £2,261.18 (26/27)

Post Code
CF64 2WN

Security Deposit
£1,600

Holding Deposit
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Shepherd Sharpe reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

