

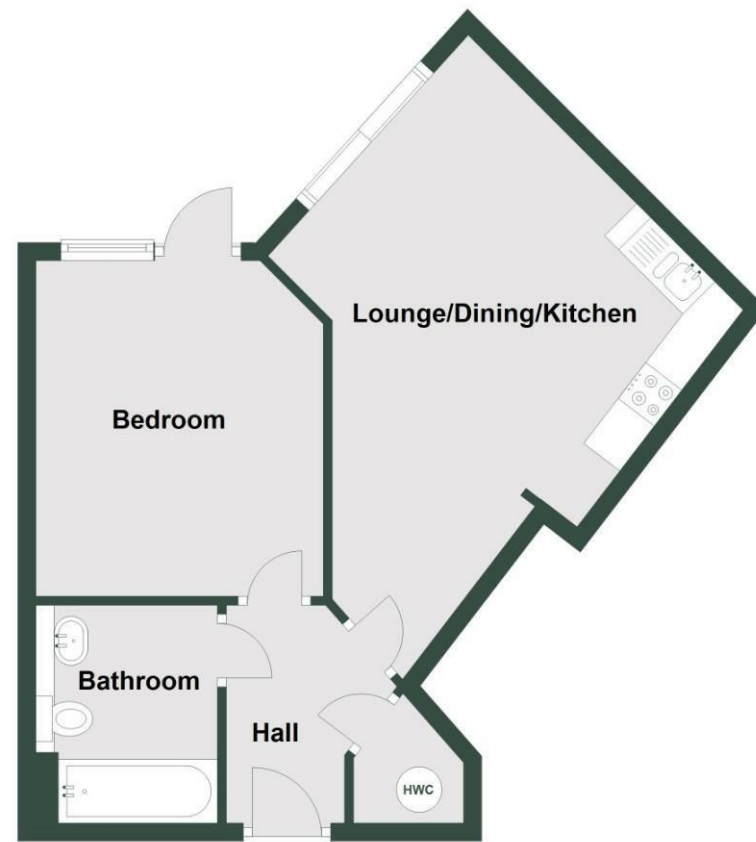


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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. 41.3 sq. metres (444.5 sq. feet)

17 Woodlands

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
73	
EU Directive 2002/91/EC	
England & Wales	

SHEPHERD SHARPE



17 Woodlands Hayes Point

Sully CF64 5QE

Offers Over
£110,000

A stylish one bedroom ground floor apartment with south facing terrace situated on the Sully Hospital development, set in approximately 30 acres of communal grounds and woodland. Comprises hallway with deep store cupboard, open plan lounge/dining/kitchen with integrated appliances, good size double bedroom with built-in wardrobes and bathroom. Electric heating, new fitted carpets, double glazed windows and doors and freshly redecorated throughout. The development has concierge, swimming pool, gym, sauna, tennis courts and private access to Sully beach. Great value. Leasehold.



Front door to hallway.

Hallway

Oak flooring, entry phone, downlighting, oak veneer doors to all rooms, cloakroom/airing cupboard with access to pressurised hot water cylinder, access to fuse box and vent for Axia passive extraction.

Lounge/Dining/Kitchen

18'8" x 16'0" (5.70m x 4.90m)

A spacious, bright open plan living space. Fitted kitchen in white with aluminium trim, dark granite worktops, sink with half bowl and drainer, lever mixer tap. Integrated electric hob, extractor, electric oven, split-level combination microwave, fridge, freezer and dishwasher.

Solid oak flooring to kitchen area, new carpet elsewhere, electric radiators, space for dining table and chairs plus informal living area, brushed stainless steel finish switches and sockets. Double glazed full height doors and windows looking out onto south facing terrace.

Bedroom

12'0" x 10'8" (3.68m x 3.26m)

A spacious double bedroom. Full height double glazed Crittle style windows looking out onto south facing terrace. New carpet, electric radiator, built-in wardrobe, modern downlighting.

Bathroom

7'10" x 6'5" (2.41m x 1.98m)

Stylishly presented and tiled. Comprising mirror panelled bath with shower off mixer tap, wash basin and wc. Contemporary fittings, marble countertop, mirror cabinet with shelving, shaver point, chrome ladder radiator, extractor, modern downlighting.

Outside

Pleasant south facing terrace which can be accessed from the living room.

Communal Areas

There are approximately 30 acres of well tended communal grounds, including access to tennis courts, cricket pavilion/pitch. On site concierge, swimming pool, gymnasium, sauna, allocated parking space.

Lease Details

Lease 999 years from 2007

Ground Rent £150 p.a.

Maintenance/Service charge £3,228.00 p.a.

Council Tax

Band D £2,068366 p.a. (25/26)

Post Code

CF64 5QE

