

37 Lavernock Point Fort Road



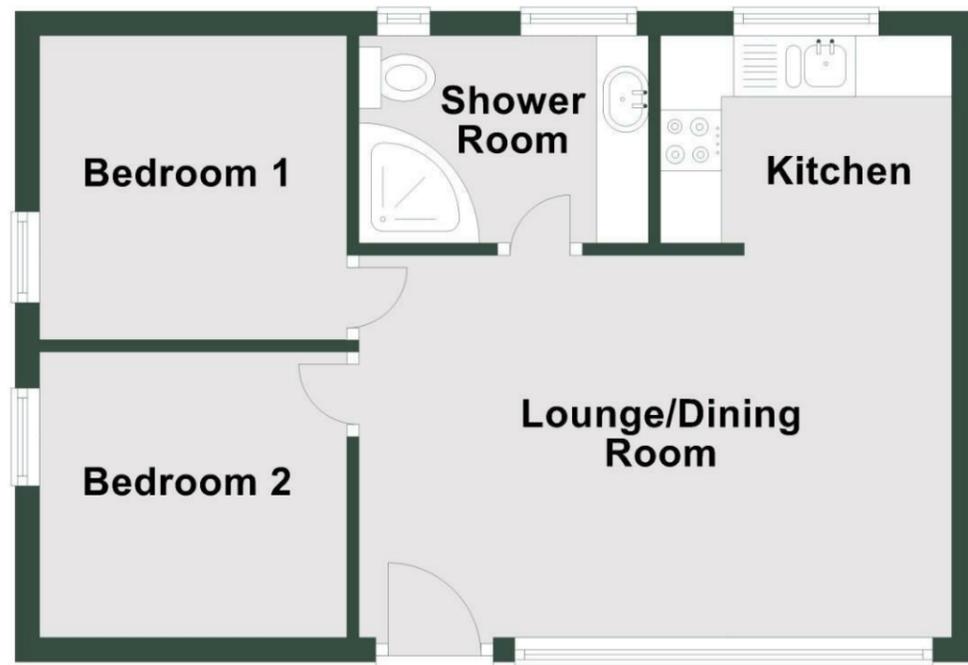
4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

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

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

**SHEPHERD SHARPE**

### Ground Floor



Total area: approx. 36.9 sq. metres (396.9 sq. feet)

**37 Lavernock Point**



## 37 Lavernock Point Fort Road

Lavernock CF64 5XQ

**£69,500**

A fantastic detached holiday chalet with astonishing elevated Channel views. The property is one of the best holiday chalets on the development with a great aspect and large terracing to front and side. As well as the outside areas there is also a side garden which backs onto the Lavernock Nature Reserve. Comprises open plan lounge/dining/kitchen, two bedrooms, shower room with utility space for washing machine. Refurbished inside, uPVC double glazing, replastered and insulated. Normal holiday home criteria applies, 10 month occupation (March - December). Leasehold (extended lease expires in 2070).



uPVC half double glazed door leading to open plan lounge/dining/kitchen.

#### Lounge/Dining/Kitchen 15'10" x 15'11" (4.85m x 4.86m)

A bright light open plan L shaped living space with fantastic views looking across the terrace and out to the Channel and Somerset coastline in the distance. uPVC double glazed windows to front and rear. Immaculately presented. High quality laminate flooring, freshly decorated in white, insulated, plastered walls and ceiling. White fitted kitchen with base units, eye level cupboards, sink with half bowl and drainer, integrated oven and hob, extractor, space for fridge freezer.

#### Bedroom 1 7'10" x 7'8" (2.40m x 2.35m)

uPVC double glazed window to side. Laminate flooring, neutral decoration, plastered walls and ceiling.

#### Bedroom 2 7'8" x 7'9" (2.35m x 2.38m)

uPVC double glazed window to side. Laminate flooring, neutral decoration, plastered walls and ceiling.

#### Shower Room

Attractively presented. uPVC double glazed window. Comprising corner shower enclosure with electric shower, wash basin with storage beneath, twin flush wc, electric towel rail, vinyl flooring, plumbing for washing machine.

#### Garden

The property is found in a private corner of the development tucked away from other properties with great views looking out across the Channel. there is a large patio to the front and side with space for storage. As well as the outside areas there is also a large fenced side garden which backs onto the Lavernock Nature Reserve.

#### On-Site Facilities

The Marconi Holiday Village has a site office (open office hours), laundry facilities, gym, main clubhouse with a bar and pool (open during summer months), car parking.

#### Lease Details

Extended lease ending December 2070.  
Maintenance/Service Charge £1,324.42 (excluding VAT) p.a.  
Ground rent - £50.00  
Water rates - £259.51  
Insurance - £218.23  
Council Tax - £860.45  
Electric standing charge - £127.50

#### Post Code CF64 5XQ

