



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

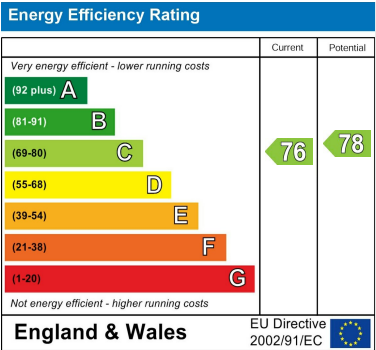


35 Knightsbridge House

Penarth Marina CF64 1SD

A larger style two bedroom top floor apartment with views of the river and Marina. Comprises spacious hallway with storage, living/dining room, kitchen, two double bedrooms, one en-suite shower room and bathroom. Gas central heating, uPVC double glazing. Allocated parking. Unfurnished. Available early September.

£1,150





Entrance hall
Wood effect flooring, two large storage rooms.

Living/Dining Room
14'5" x 13'0" (4.41m x 3.97m)
Large living/dining room, wood effect flooring, two large windows overlooking the marina, radiator.

Kitchen
8'0" x 10'4" (2.44m x 3.16m)
White units with contrasting wood worktops, integrated under counter fridge and freezer, oven, gas hob with overhead extractor hood, integrated dishwasher, sink and drainer with mixer tap. Tiled floor, window to side.

Bedroom 1
18'2" x 12'4" (5.54m x 3.76m)
Wood effect flooring, wardrobe, chest of drawers, radiator, window to side.

En-Suite
Tiled bathroom with shower enclosure and mixer shower, wash hand basin with mirror over, wc, radiator.

Bedroom 2
10'0" x 8'11" (3.06m x 2.74m)
Wood effect flooring, wooden blinds, radiator.

Main Bathroom
6'11" x 6'1" (2.12m x 1.86m)
Tiled bathroom, bath with shower screen and mixer shower, wc, vanity unit with sink and mirror over.

Allocated Parking
Two allocated space and visitor parking.

Council Tax
Band E £2,763.66 (26/27)

Post Code
CF64 1SD

Affordability
In order to be considered for this property a combined income of over £33,000 is required.

Security Deposit
£1,100

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.

