

1 The Lodge Paget Road



4 Andrews Buildings
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Penarth CF64 2AA

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

SHEPHERD SHARPE



Ground Floor



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

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£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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	80
EU Directive 2002/91/EC		
England & Wales		



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

