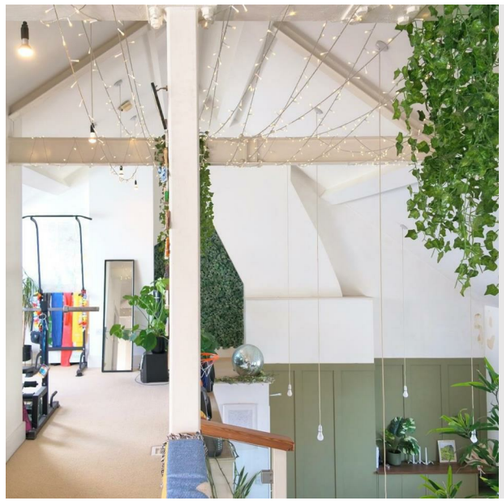
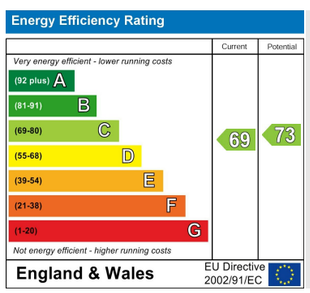


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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



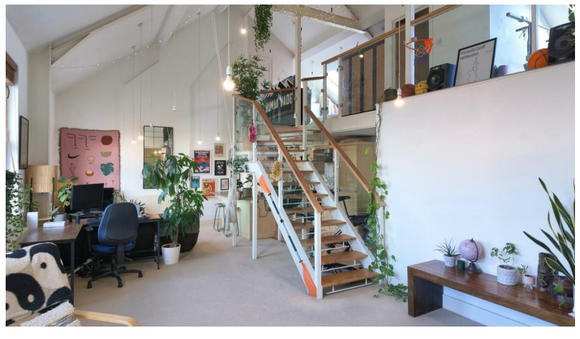
SHEPHERD SHARPE

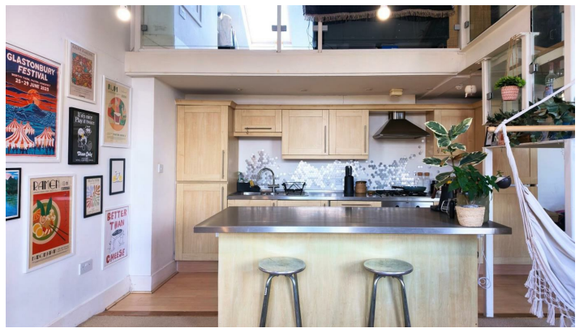
8 Windsor Lofts

Penarth CF64 1JW

£1,100 Per Month

A spacious one bedroom apartment with additional home office/studio/occasional second bedroom located in the heart of Penarth town centre. Versatile living space arranged over two levels comprising entrance hall, bathroom, double height vaulted open plan living/dining/kitchen, mezzanine level with bedroom, shower room and office/studio/occasional second bedroom. Gas central heating. Furnished. Available beginning of November. SHORT TERM LET ONLY (6 MONTHS).





Communal access from Windsor Arcade. Stairs to first floor.

Front door to apartment.

Entrance Hall
8'8" x 3'11" (2.66m x 1.20m)
Carpet, LED spotlights to ceiling, access to fuse board, radiator.

Bathroom
7'10" x 4'11" (2.39m x 1.52m)
Tiled bath, wash hand basin and WC. Spotlights, extractor fan, wall mounted towel rail.

Open Plan Living/Dining/Kitchen
33'2" (max) x 19'1" (max) (10.12m (max) x 5.82m (max))
Double height vaulted open plan living/dining/kitchen. Three sash windows to front. Carpet, built in store cupboards, multiple pendant lights to ceiling.

Kitchen (6.08m x 2.69m) A range of base and wall mounted units, stainless steel countertop, inset one and a half sink and drainer with mixer tap. Dishwasher, oven with gas hob and extractor above, integrated fridge/freezer. Matching island providing useful storage with brushed stainless steel countertop with breakfast bar, laminate wood flooring, spotlights to ceiling, radiator.

Timber, metal and glass balustrade stairs to the first floor accommodation.

Bedroom
12'9" x 11'6" (3.90m x 3.52m)
Two windows to rear. Carpet, access to boiler cupboard with Glow Worm combination boiler, vaulted ceiling, pendant lights to ceiling.

Shower Room
6'2" x 5'4" (1.89m x 1.65m)
Curved corner shower enclosure with rainfall shower attachment, with modern WC, wash hand basin with mixer tap inset to vanity unit. Vaulted ceiling, spotlights, extractor fan, radiator.

Home Office/Studio/Occasional Second Bedroom
12'9" x 10'5" (3.90m x 3.20m)
Two velux windows to rear. Vaulted ceiling, multiple lights. Versatile space could lend itself to bedroom two.

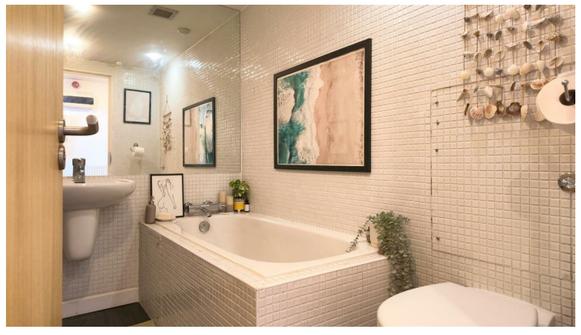
Council Tax
Band E £2,763.66 p.a. (26/27)

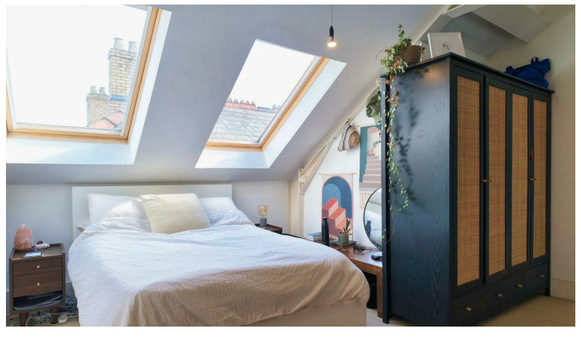
Post Code
CF64 1JW

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

8 Windsor Lofts





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.