

44 Cwrt Jubilee Plymouth 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**

**Second Floor**



Total area: approx. 595.1 sq. feet  
**44 Cwrt Jubilee**



**44 Cwrt Jubilee  
Plymouth Road**  
Penarth CF64 3DQ

**£135,000**

Situated at the front of the development with a good aspect to front and rear is this larger style second floor retirement apartment, just a short walk from the town centre, railway station, parks and sea front. Comprises spacious L shaped hallway, cloaks area and good size store cupboard, lounge/dining room, kitchen, large double bedroom with dressing area and built-in wardrobes, shower room. Carpets, electric heating, uPVC double glazing. Cwrt Jubilee has a Residents' lounge, laundry room, guest suite, lift, on-site house manager (office hours) and 24hr care line response service. Parking to front and landscaped communal gardens. Age restriction 60+. Leasehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



Front door into good size hallway.

#### Hallway

Large store cupboard with hot water tank. Carpet, storage radiator, modern down lighters, door entry and 24 hour care line alarm, loft access. Doors to accommodation.

#### Lounge/Dining Room

20'6" x 10'2" (6.25m x 3.10m)

A good size living/dining room. uPVC double glazed window to front. Carpet, storage radiator, care line alarm. Glazed double doors to kitchen.

#### Kitchen

7'3" x 5'8" (2.21m x 1.73m)

uPVC double glazed window to rear with pleasant views over the communal garden. Flat fronted modern units with contrasting worktops, stainless steel sink and drainer. Four ring electric hob, extractor fan, built-in electric oven and grill. Space for undercounter fridge and freezer, vinyl flooring, tiled splashback.

#### Bedroom

17'2" x 16'11" (5.24m x 5.16m)

A large double bedroom. Two uPVC double glazed windows to front. Mirror fronted built-in wardrobes, carpet, storage radiator, care line alarm.

#### Shower Room

6'9" x 5'6" (2.08m x 1.70m)

An accessible large walk-in shower enclosure with hand grips, wash basin and wc. Vinyl flooring, extractor, fan heater, electric towel rail, mirror and light, care line alarm.

#### Lease Details

Lease 125 years from June 2002.

Service Charge TBC (paid half yearly in March and September) - includes water rates, house manager, communal cleaning, buildings insurance, gardening, care line alarm, window cleaning. Ground Rent TBC p.a. (paid half yearly in March and September).

#### Additional Information

Resident's lounge, laundry room, guest suite, lift, on-site house manager (office hours) and 24hr care line response service.

Landscaped and well maintained communal gardens, parking to the front.

Age restriction 60+.

#### Council Tax

Band D £2,261.18 p.a. (26/27)

#### Post Code

CF64 3DQ

