



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**



**Fourth Floor**



Total area: approx. 63.0 sq. metres (677.8 sq. feet)

**53 Alexandra Court**

## 53 Alexandra Court The Esplanade

Penarth CF64 3LA

**£230,000**

A two bedroom purpose built rear facing apartment overlooking Alexandra Park. The property is situated in a popular development close to the Esplanade and Pier. Comprises hallway with store cupboard and airing cupboard, lounge/dining room, fitted kitchen, two bedrooms with fitted wardrobes, en-suite shower room and bathroom. Gated secure parking with allocated parking space to rear, use of gymnasium and sauna, lift to all floors. Electric heating, carpets, recently decorated. Share of freehold with 999 year lease. **NO FORWARD CHAIN.**

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



Electric sliding outer door leading to communal hallway, access to gymnasium, sauna, lift to all floors.

Front door to hallway.

#### Hallway

Carpet, storage cupboard with rail and shelving, airing cupboard with hot water tank and shelving, electric radiator, loft hatch, intercom. Panelled door to all rooms.

#### Lounge/Dining Room

10'8" x 18'6" (into bay) (3.26m x 5.64m (into bay))

uPVC double glazed bay window to rear. New carpet, electric fire (not tested), coving, electric radiator. Double doors to kitchen.

#### Kitchen

5'3" x 10'1" (1.62m x 3.08m)

uPVC double glazed window to rear. White fitted kitchen comprising base and wall units with under counter lighting, worktops, stainless steel sink and drainer with mixer. Built-in electric oven and hob, space and plumbing for washing machine, space for fridge/freezer, vinyl flooring, tiled splashback, electric wall heater.

#### Bedroom 1

11'5" x 10'5" (3.48m x 3.19m)

uPVC double glazed window to rear. Two built-in wardrobes either side of the bed, overhead storage, chest of drawers, new carpet, electric radiator, coving. Door to en-suite shower room.

#### En-Suite Shower Room

4'4" x 5'2" (1.34m x 1.59m)

Large walk-in shower enclosure with electric shower fitting, wash basin with storage beneath and mirror over, twin flush wc. Large wall mounted mirror fronted storage cabinet, extractor, vinyl flooring.

#### Bedroom 2

7'4" x 10'1" (plus fitted wardrobes) (2.25m x 3.08m (plus fitted wardrobes))

uPVC double glazed window to rear. Mirror fronted built-in wardrobe, electric radiator, carpet, coving.

#### Bathroom

7'6" x 5'6" (2.29m x 1.68m)

Three piece suite in white comprising panelled bath, wash basin and wc with built-in storage and concealed plumbing. Fully tiled walls, mirror, vinyl flooring.

#### Outside

Gated secure parking with allocated parking space, access to car park, post boxes and refuse store.

#### Share of Freehold

Lease 999 years from 1990.

Maintenance/Service Charge £2,280 p.a.

#### Additional Information

Use of gymnasium, sauna, lift to all floors.

#### Council Tax

Band D £2,261.18 p.a. (26/27)

#### Post Code

CF64 3LA

