16 Lavernock Point Fort Road

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Penarth CF64 2AA

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9am – 5.30pm
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AWAITING FLOORPLAN



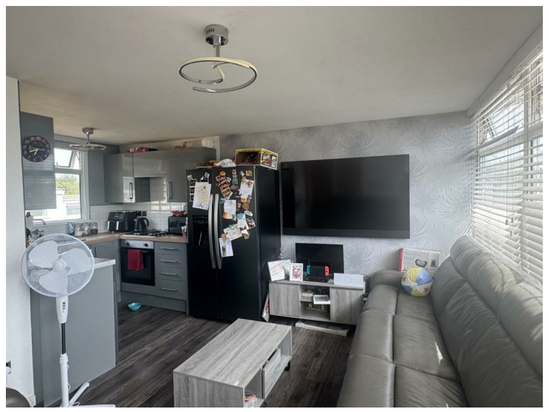
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Penarth CF64 5XQ

£50,000

A modern two bedroom detached holiday chalet situated at the top end of the site with glimpses of the Channel. The property has been refurbished in the last few years to include new kitchen, bathroom, gas boiler, rewiring and plaster, redecorated throughout, uPVC double glazing. Comprises L shaped lounge/dining/kitchen, two bedrooms and bathroom. Enclosed patio to front. The property is available for use 10 months of the year (the site is closed January and February), buyers must comply with holiday home ownership and must own another property residential property. Leasehold.









uPVC double glazed front door to lounge/dining/kitchen.

Lounge/Dining/Kitchen
15'10" x 16'0" (4.84m x 4.89m)
An L shaped living/dining room. Large uPVC double glazed window to front. Contemporary vinyl flooring, radiator, replastered walls and ceiling, decorated in white with accent wall colour. Solid oak doors to all accommodation.
New fitted kitchen installed within the last four years, in grey with contrast square edge worktop, composite sink with lever mixer tap. White tiling, cupboard housing Glow Worm gas boiler (installed within the last four years), space for tumble dryer and washing machine, gas hob, electric oven, space for large fridge/freezer, power sockets and switches. uPVC double glazed window to rear.

Bedroom 1
8'0" x 7'10" (2.44m x 2.39m)
uPVC double glazed window to side with glimpses of the Channel through the chalets on site. Two built-in wardrobes plus high level storage cupboards, carpet, radiator.

Bedroom 2
7'9" x 7'10" (2.38m x 2.39m)
A smaller bedroom. uPVC double glazed window to side. Carpet, radiator.

Bathroom
7'8" x 5'5" (2.34m x 1.66m)
Completely refurbished. Comprising bath with shower over with rainfall shower attachment, trough style wash basin with two large built-in cupboards beneath, twin flush wc, all in white with contrasting pale grey acrylic wall boarding and contemporary cupboards. Chrome ladder radiator, extractor fan, non-slip flooring. Two uPVC double glazed windows.

Outside
Small terrace with space for BBQ and seating.

Communal Areas
On site facilities to include swimming pool, site office, laundry facilities, Marconi Inn and children's play area.

Communal Parking
Parking area.

Lease Details
Lease until 31st December 2070
Maintenance/Service Charge £1,435.06 (excluding VAT) p.a. (26/27)
Ground rent - £50.00
Water rates - £287.08
Insurance - £246.46
Council Tax - £1,230.77
Electric standing charge - £184.04
VAT £306.23

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