4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

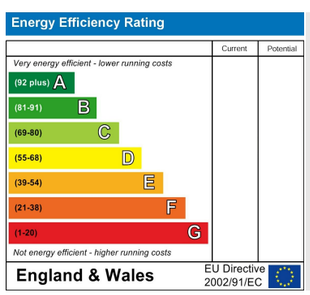
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

First Floor

Second Floor

Total area: approx. 95.0 sq. metres (1022.2 sq. feet)
33A Windsor Road



SHEPHERD SHARPE

33A Windsor Road

Penarth CF64 1JD

A spacious two bedroom duplex style apartment with large private terrace located in the heart of Penarth town centre. Comprises hallway, two double bedrooms, shower room to first floor, open plan living/dining/kitchen to second floor. Gas central heating, double glazed windows. Unfurnished. Available early October.

£1,400 Per Month

Communal Entrance
Front door from Windsor Road into communal hallway, stairs to the apartments.

Front door into hallway.

Hallway
3'9" x 10'5" (1.15m x 3.20m)
Storage cupboard. Herringbone wood effect flooring, inset spotlights. Doors to all living space and stairs to the first floor.

Bedroom 1
9'4" x 16'4" (2.87m x 5.00m)
Double bedroom. Window to front, shutters, carpet, radiator, inset spotlights.

Bedroom 2
10'3" x 14'11" (3.14m x 4.55m)
Double bedroom. Window to front, shutters, carpet, radiator, inset spotlights.

Shower Room
5'8" x 8'0" (1.74m x 2.45m)
Large walk-in shower enclosure, wash basin with storage below and mirrored cabinet over, WC, chrome radiator, inset spotlights, extractor fan, tiled floor and walls.

Stairs to Second Floor

Open Plan Living/Dining/Kitchen
19'4" x 27'2" (5.90m x 8.30m)
Floor to ceiling sliding doors opening onto large terrace, large window to side.
Living area, kitchen/dining area with space for table and chairs. Two large velux windows, two vertical radiators.
New fitted kitchen, base units with contrasting wall units, marble effect worktops, tiled splashback, induction hob, oven below, sink with drainer and mixer tap, integrated fridge freezer, dishwasher, space for washing machine.
Herringbone wood effect flooring, insect spotlights.

Outside
Large private terrace with composite wood effect decking.

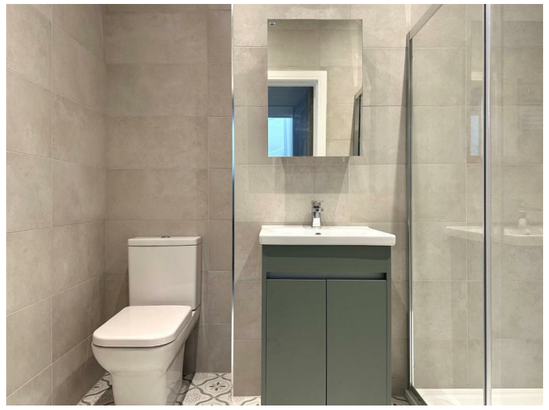
Council Tax
Band C £2,009.93

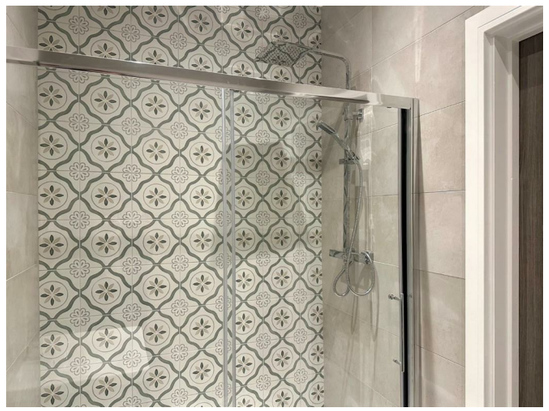
Post Code
CF64 1JD

Security Deposit
£1,400

Holding Deposit
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final 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

33A Windsor Road





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.