

17B Arcot Street



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



17B Arcot Street

Penarth CF64 1ET

£1,200

A surprisingly well proportioned two bedroom two floor 1st and 2nd floor flat, situated in Penarth town centre. Comprises communal entrance hall, private front door to two tier landing with access to full width front lounge, useful storage/study area, bathroom, large kitchen with dining area, access to outside space/balcony. Two double bedrooms and storage to second floor. Gas central heating, Unfurnished. Available Mid May.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(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	



Accessed via communal area to private front door.

**Hallway**  
Area for coats. Staircase to landing.

**Landing**  
Two tier landing, cloaks cupboard, carpet, radiator.

**Living Room**  
16' 9" x 11' 10" (5.11m x 3.60m) Windows to front, wood effect flooring, tiled mantle peice.

**Kitchen/Dining**  
16' 1" x 9' 5" (4.89m x 2.86m) A large kitchen with double glazed window to side and French doors leading out onto large terrace. Oak panelled units with contrasting work tops, sink and drainer. Gas cooker and hob, washer dryer, fridge freezer, wood effect flooring, radiator, coving, space for table and chairs.

**Bathroom**  
10' 10" x 6' 8" (3.29m x 2.03m) Frosted window to rear, Tiled walls, built in shelving, w/c, wash hand basin, LED mirror, shower enclosure with rainfall shower.

**Landing**  
Large velux window to stairwell. Carpet, built- in store cupboard.

**Bedroom 1**  
16' 8" x 11' 9" (5.09m x 3.59m) Dormer and velux window to front. Wood effect flooring, radiator, built-in wardrobe.

**Bedroom 2**  
11' 10" x 9' 10" (3.60m x 3.00m) Velux windows to rear. Wood effect flooring, radiator.

**Terrace**  
Large Terrace with wooden fence.

**Council Tax**  
Band C £2,009.93 (26/27)

**Security Deposit**  
£1,200

**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 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.

