

4 Andrews Buildings  
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**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

SHEPHERD SHARPE



## Flat 18, Gainsborough Court Bridge Street

Cogan CF64 2LJ

£165,000

A light and spacious top floor apartment with easy access to Penarth town centre, all local amenities, Cogan and Dingle Road railway stations. Comprises hallway, large lounge, kitchen, two generous double bedrooms and bathroom. uPVC double glazing, electric heating. Recently decorated and well presented, ideally suited to younger buyers or investors. Share of freehold with long lease and low maintenance charge. NO FORWARD CHAIN.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	
(39-54) E	40
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Communal hallway. Large store cupboard. Front door to apartment.

**Hallway**

Laminate flooring, airing cupboard with hot water tank and shelving. Doors to all accommodation.

**Lounge**

14'11" x 10'11" (4.57m x 3.35m)

Large floor to ceiling window to front. Carpet, electric panelled radiator with thermostat, recently redecorated.

**Kitchen**

10'0" x 6'0" (3.07 x 1.83m)

uPVC double glazed window to rear. Fitted kitchen with range of base and wall units, contrasting work tops, stainless steel sink and drainer with mixer tap. Electric four ring hob, oven, fridge and freezer, washing machine, tiled splashback and floor.

**Bedroom 1**

10'11" (plus wardrobes) x 12'0" (3.35m (plus wardrobes) x 3.66m)

Large floor to ceiling uPVC double glazed window to rear. Laminate flooring, mirror fronted wardrobes, electric panelled radiator with thermostat, recently redecorated.

**Bedroom 2**

12'0" x 8'0" (3.66m x 2.44m)

uPVC double glazed window to front. Laminate flooring, electric panelled radiator with thermostat, recently redecorated.

**Bathroom**

8'0" x 4'0" (2.44m x 1.22m)

uPVC double glazed opaque window to rear. White bathroom suite comprising panelled bath with shower over and screen, pedestal wash basin and wc. Fully tiled walls, tiled floor, heated towel radiator, towel rail.

**Outside**

Parking to front.

**Share Of Freehold**

Lease 99 years (96 years remaining).

Maintenance £40 per month

No Ground Rent

**Council Tax**

Band C £2,009.93 (26/27)

**Post Code**

CF64 2LJ

