

31 Uppercliff Close

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



31 Uppercliff Close

Penarth CF64 1BE

£1,100 Per Month

A spacious two double bedroom first floor apartment situated in an elevated position with balcony and truly outstanding Channel views. Comprises communal hallway, porch, hallway, lounge/dining room, balcony, fitted kitchen with built-in appliances, two double bedrooms and bathroom. uPVC double glazing, gas central heating. Garage. Part furnished. Available Early May.

Energy Efficiency Rating	
Current	Potential
69	75

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(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

**Communal Hallway**

Front door to communal hallway, electric meter. Stairs to first floor, private front door to porch.

Front door to communal hallway. Access to electric meter. Stairs to first floor. Door to hallway.

Hallway

Carpet, entry phone, airing cupboard with new combination boiler, ladder to loft access (boarded).

Lounge/Dining Room

1400'11" x 1499'4" (427 x 457)

4.27m x 4.57m (14' x 15') uPVC double glazed doors leading to balcony with stunning views of Cardiff Bay and the Bristol Channel. Carpet, radiator, (two sofas, dining table and chairs to remain).

Balcony

10' x 3'6" Walk on balcony.

Kitchen

1000'8" x 698'10" (305 x 213)

3.30m x 2.31m (10' 10" x 7' 7") uPVC double glazed window to front. High quality cream coloured fitted kitchen with built-in appliances to include gas hob electric oven, extractor, fridge and freezer and washing machine, breakfast bar and two stools.

Bedroom 1

1200'9" x 1299'3" (366 x 396)

3.96m x 3.73m plus fitted wardrobes (13' x 12' 3") uPVC double glazed window to rear with excellent views of the Channel. Carpet, radiator.

Bedroom 2

1407'6" x 898'11" (429 x 274)

4.55m x 2.87m (14' 11" x 9' 5") uPVC double glazed window to front. Carpet, radiator, (chair to remain).

Bathroom

Modern white three piece suite with attractive tiling comprising tiled panelled bath with shower fitting, shower screen, low level wc and wash hand basin, wall mounted cabinet with mirror. uPVC double glazed window.

Communal Garden

Landscaped gardens, access to garage.

Garage

1499'4" x 800'6" (457 x 244)

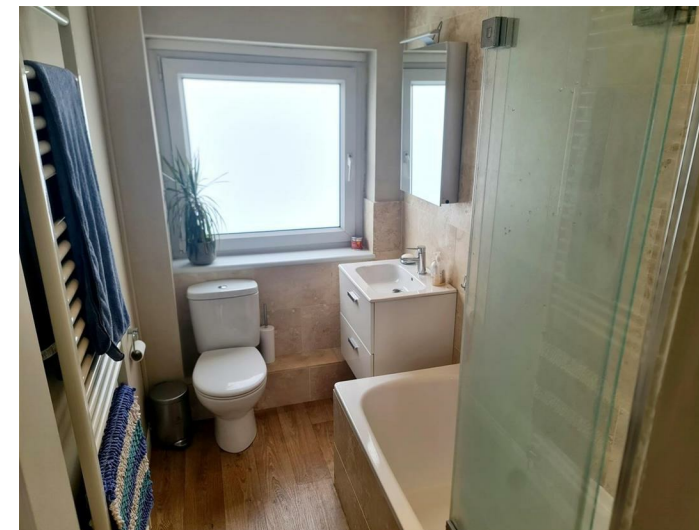
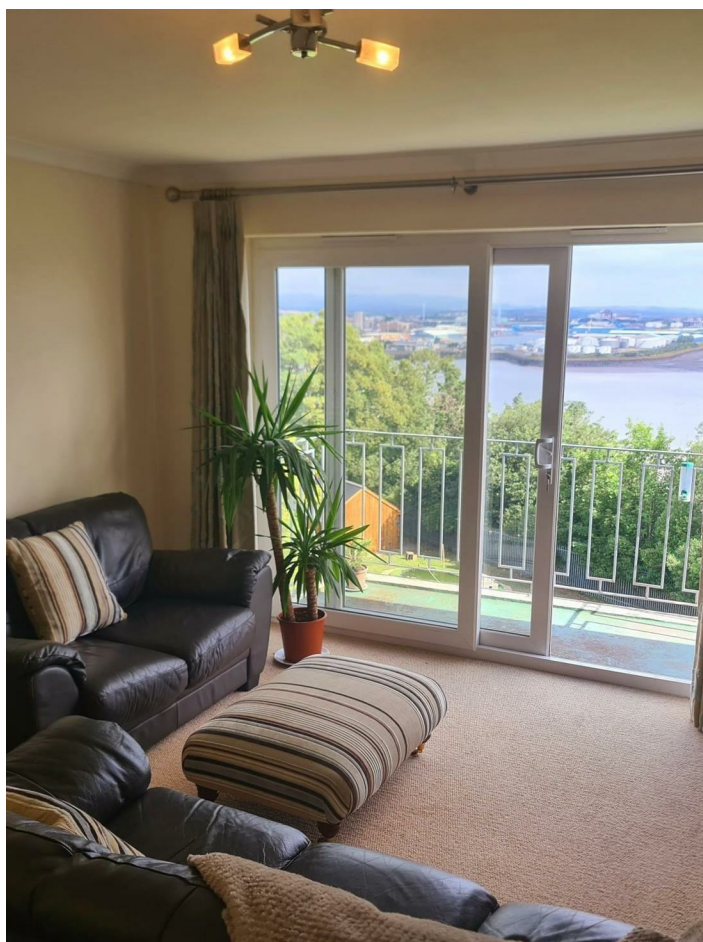
4.57m x 2.64m (15' x 8' 8") Power and light.

Council Tax

Band D £2,226.18 (26/27)

Post Code

CF64 1BE

**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.

Security Deposit

£1,100

