

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

Ground Floor



Total area: approx. 54.1 sq. metres (582.0 sq. feet)
16 Courtlands

SHEPHERD SHARPE



16 Courtlands Hayes Point, Hayes Road
 Sully CF64 5QG

A spacious one bedroom ground floor apartment situated in one of the original Art Deco buildings. Comprising open plan lounge/dining/kitchen, double bedroom and bathroom. The apartment opens out onto a communal garden. Double glazed windows and doors, electric heating, parking. The property is located in 30 acres of grounds and woodland, access to tennis courts, gymnasium, swimming pool and 24 hour concierge. Leasehold. NO FORWARD CHAIN.

£125,000

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



Double glazed front door opening into lovely open plan living/dining/kitchen.

Open Plan Living/Dining/Kitchen
20'11" x 13'8" (6.40m x 4.19m)

High ceiling, modern downlighting, beautiful herringbone oak block flooring. Crittel style double glazed doors and windows. Electric fire and radiator, passive extraction. Kitchen finished in white with brushed aluminium door trim, granite work tops, large sink with half bowl and drainer, lever mixer tap with adjustable nozzle, metro style tiling. Smeg electric hob, matching stainless steel oven and extractor, microwave, integrated washer/dryer, dishwasher, fridge and freezer.

Inner Lobby

Oak laminate flooring, large walk-in cupboard with insulate hot water tank, motor for passive extractor, lighting, access to fuse box and heating/water controls.



Bathroom

7'9" x 5'7" (2.38m x 1.72m)

In contemporary style with mirror panelled bath with shower over, back to the wall wc with concealed cistern and push button flush, wall hung wash basin with bottle trap and lever mixer tap. High quality tiling to splash back and floor, large mirror fronted cabinets with storage, shaver point, modern lighting, extractor.

Bedroom

12'1" x 13'5" (3.69m x 4.09m)

Crittel style double glazed doors and windows to rear overlooking communal gardens. Built-in wardrobe, carpet, electric radiator, modern downlighters.



Communal Gardens

In total 30 acres of mature communal grounds/gardens. There is a communal swimming pool, gymnasium, tennis courts, cricket pavilion. Allocated car parking space. Private access to foreshore.

Lease Details

Lease 999 years from 1 January 2005.

Ground Rent £150 p.a. (paid half yearly).

Maintenance/Service Charge £3,521.52 p.a. (includes water rates, buildings insurance, maintenance of building, internal and external common areas including maintenance of grounds and internal areas, window cleaning, CCTV security, use of swimming pool, gymnasium, sauna, tennis courts and cricket ground).

Council Tax

Band D £2,068.66 p.a. (25/26)

Post Code

CF64 5QG

