



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

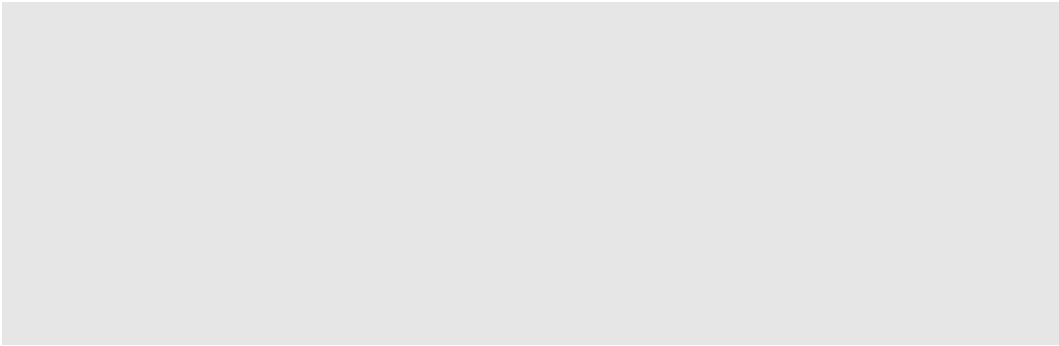
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharp.com
Lettings enquiries: lettings@shepherdsharp.com

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

Ground Floor



Total area: approx. 35.8 sq. metres (385.3 sq. feet)
46 Lavernock Point



SHEPHERD SHARPE



46 Lavernock Point Fort

Lavernock CF64 5XQ

£39,950

A detached holiday chalet with elevated Channel views. The property has a good aspect and a small terrace to front. Comprises open plan lounge/dining/kitchen, two bedrooms and bathroom. The chalet is in good condition and has double glazing. Normal holiday home criteria applies, 10 month occupation (March - December). Leasehold (10 years remaining). The chalet can also be purchased at £60,000 with an extended lease until 2071.



uPVC part glazed door leading to open plan lounge/dining/kitchen.

Lounge/Dining/Kitchen
15'10" x 15'11" (4.85m x 4.86m)

A bright and light open plan L shaped living space with views of the Channel. Large uPVC double glazed window to front and further uPVC double glazed window to rear. Laminate flooring, freshly decorated in white, wall mounted fire, wiring for TV. Pale wood effect fitted kitchen with base and eye level cupboards, stainless steel sink and drainer, integrated oven and hob, extractor, space for fridge.

Bedroom 1
7'10" x 7'8" (2.40m x 2.35m)

uPVC double glazed window to side. Laminate flooring, neutral decoration.

Bedroom 2
7'8" x 7'9" (2.35m x 2.38m)

uPVC double glazed window to side. Laminate flooring, neutral decoration.

Bathroom

Attractively presented. uPVC double glazed window to rear. Comprising bath with electric shower over, pedestal wash hand basin and wc. Vinyl flooring, mirror.

Outside

Small terrace to front with views of the Channel.

On-Site Facilities

The Marconi Holiday Village has a site office (open office hours), laundry facilities, gym, main clubhouse with a bar and pool (open during summer months), car parking.

Lease Details

Extended currently with 10 years remaining or the chalet can also be purchased for £60,000 to include an extended lease which expires in 2071.
Maintenance/Service Charge £1,324.42 (excluding VAT) p.a.
Ground rent - £50.00
Water rates - £259.51
Insurance - £218.23
Council Tax - £860.45
Electric standing charge - £127.50

Post Code
CF64 5XQ

