

Flat 4, 86 Stanwell Road



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

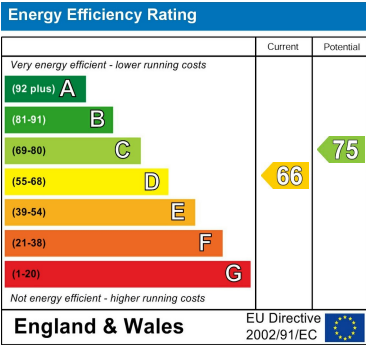
SHEPHERD SHARPE



First Floor



Total area: approx. 51.0 sq. metres (548.6 sq. feet)
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Penarth CF64 3LP

A light and spacious one double bedroom first floor apartment with private garden, just a short walk from Penarth town centre, railway station, local shops and all local amenities. Newly redecorated throughout with new carpet. Comprises central hallway, living/dining room, kitchen, large double bedroom, bathroom and large walk-in store cupboard. Landscaped, walled front garden. uPVC double glazing, gas central heating. Unfurnished. Available immediately.

£1,000 Per Month



External metal staircase from the garden leading to a covered entrance veranda. Part glazed wooden door opening into an 'L' shaped entrance hall.

Hallway

High level window to side. Matwell, newly fitted carpet, two pendant ceiling lights. Large walk-in store cupboard which could lend itself to a home office/study if required, central ceiling light, carpet.

Living/Dining Room

16'5" x 13'1" (5.02m x 3.99m)

Dual aspect living/dining room with window to front and side. Newly fitted carpet, pendant ceiling light, large radiator. Door to kitchen.



Kitchen

10'5" x 5'10" (3.19m x 1.78m)

Fitted kitchen with a range of modern wall and base mounted units, complementing rolltop worktops, inset sink with mixer tap, tiled splashback. Tile effect flooring, space for washing machine, under counter fridge/freezer, freestanding electric oven with grill and hob, cupboard housing Worcester boiler, fluorescent strip light to ceiling.

Bedroom

11'6" x 12'1" (3.52m x 3.69m)

A double bedroom. Double glazed window to front with views to the garden. Newly fitted carpet, central pendant ceiling light, large radiator.



Bathroom

5'7" x 5'10" (1.72m x 1.78m)

Modern bathroom suite comprising a low level WC, pedestal wash hand basin with hot and cold taps, panelled bath with tiled surround and electric shower over, radiator, ceiling light. Frosted window to the side.

Garden

Wrought iron pedestrian gate opens into the landscaped walled garden with lawn and planted beds and pathway to lower seating area, staircase to flat.

Please note - Whilst the garden space described above forms part of the rental, there is a small drop wall with small, decked area beyond that is not for the use of Flat 4.



Council Tax

Band D £2,261.18 p.a. (26/27)

Post Code

CF64 3LP

Security Deposit

£1,000

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.

