



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

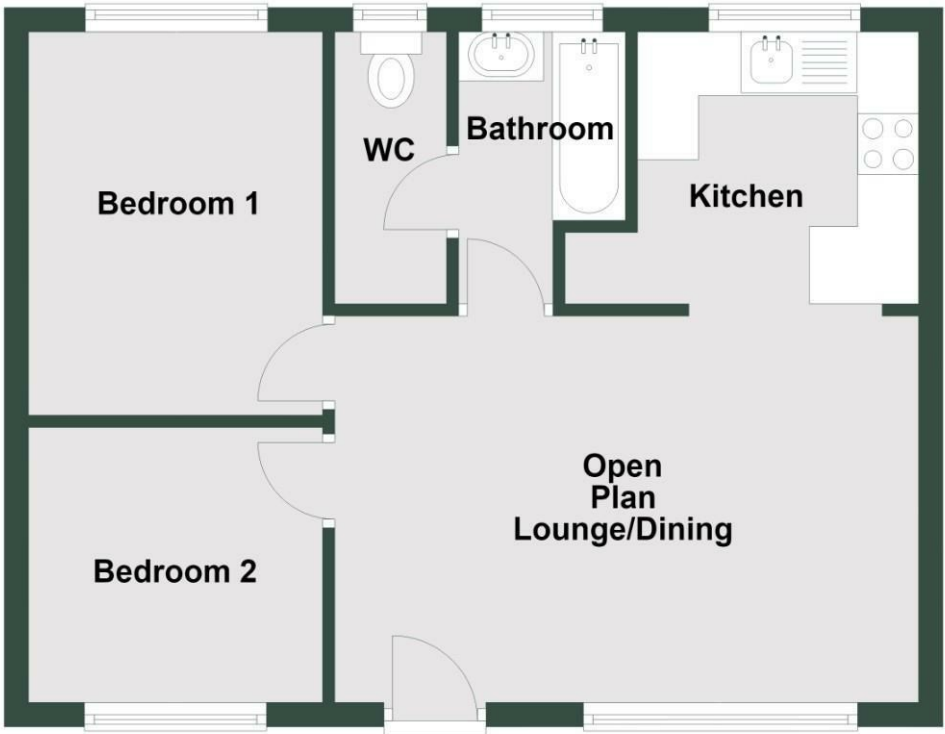
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharp.com
Lettings enquiries: lettings@shepherdsharp.com

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

SHEPHERD SHARPE



Ground Floor



Total area: approx. 40.3 sq. metres (433.8 sq. feet)
63 Lavernock Point

63 Lavernock Point Fort Road

Lavernock CF64 5XQ

£30,000

A two bedroom detached holiday chalet situated in an amazing elevated position directly looking onto the Channel, Flat Holme, Steep Holme and the Somerset coastline. A fantastic opportunity to acquire one of the frontline locations at a sensible price. Comprises open plan lounge/dining/kitchen, two bedrooms and bathroom. Cosmetically the property does require some upgrading but has double glazing and a modern gas central heating system (propane gas). The site has its own gymnasium, pool, clubhouse, laundry room and site office. The holiday home ownership rules apply any purchaser has to have their own residential property, occupation is for 10 months a year (closed January and February). Leasehold (could be extended).



Front door to open plan lounge/dining/kitchen.

Open Plan Lounge/Dining
15'8" x 10'2" (4.79m x 3.12m)

Large uPVC double glazed window to front with great views across the Channel. New radiator, wood effect flooring, cosmetic upgrading required, archway through to kitchen.

Kitchen
7'7" x 7'5" (2.33m x 2.27m)

A modern cream coloured kichen with flat fronted units, square edged contrast worktop, sink and drainer with lever mixer tap. New boxed in Baxi boiler (propane gas), new laminate flooring. Some cosmetic upgrading required. uPVC double glazed window to rear.

Bedroom 1
10'4" x 7'11" (3.16m x 2.42m)

uPVC double glazed window to rear. Laminate floor, built-in wardrobe, new radiator.

Bedroom 2
7'11" x 7'3" (2.42m x 2.22m)

The smaller of the two rooms. uPVC double glazed window to front with great views of the Channel. Laminate floor, new radiator, useful built-in wardrobe.

Bathroom
Requiring some upgrading. A coloured suite comprising panelled bath with shower over, wash basin with vanity unit beneath, separate WC. Useful storage area, radiator, waterproof wall boarding. Two uPVC double glazed windows.

Outside
Enclosed frontage with amazing panoramic views of the Channel. Paving, some upgrading required.

Communal Parking
Parking area.

Communal Areas
On site facilities to include swimming pool, gymnasium, site office, laundry facilities, Marconi Inn and children's play area.

Leasehold
Lease details 11 years remaining (cost to extend the lease £22,805.20 plus our costs of approx £ 906.00).
Maintenance/Service Charge £1,435.06 (excluding VAT) p.a. (26/27)
Ground rent - £50.00
Water rates - £287.08
Insurance - £246.46
Council Tax - £1,230.77
Electric standing charge - £184.04
VAT £306.23

Post Code
CF64 5XQ

