

1 Llofft Washington 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



1 Llofft Washington
Stanwell Road
Penarth CF64 2AP

£1,100 Per Month

A recently refurbished, stylish Art Deco inspired apartment arranged over two floors, located in the heart of Penarth town centre. The apartment is light and spacious, with full height 'floor to ceiling' curved glazing and large 'walk on' balconies to both levels. Comprises versatile open plan living space, new fitted kitchen with built-in appliances, new utility, wc/cloakroom, galleried style double bedroom with walk-in wardrobe and bathroom. Under floor heating, laminate flooring, new fitted carpets. Allocated car parking space. Unfurnished. Available immediately.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Communal Entrance
Entrance via secure door entry system. Stairs to second floor.

Front door to apartment.

WC/Cloakroom
High level opaque window to front. White suite comprising wc, pedestal wash basin, shelf over with large mirror, store cupboard, laminate floor.

Utility Room
High level opaque window to front. Base units, worktop over, stainless steel sink and drainer with mixer tap, integrated washing machine, wall mounted boiler, laminate flooring.



Open Plan Living/Dining Room
22'4" x 16'8" (6.82m x 5.10m)
A light, spacious and versatile living space with floor to ceiling curved glazing with door onto large 'wrap around' balcony. Laminate flooring, under floor heating, inset spotlights, door entry phone.

Kitchen
8'1" x 7'11" (2.48m x 2.43m)
Window to side. Fitted kitchen, stainless steel sink and drainer with mixer tap. Electric oven and hob with extractor over, integrated dishwasher, integrated under counter fridge and freezer. Laminate flooring, inset spotlights.

Stairs to upper floor. Carpet.



Bedroom
12'2" x 16'2" (3.73m x 4.95m)
Galleried style double bedroom overlooking the living space below with floor to ceiling glazed panels with door opening onto a 'wrap around' balcony, further side window. Distant sea views. Carpet, inset spotlights. Door to bathroom.

Bathroom
Opaque windows to front and side. White suite comprising panelled bath with shower over and curved shower curtain and rail, pedestal wash basin and wc. Fully tiled walls, large mirror over wash basin. Door into walk-in wardrobe.

Walk-In Wardrobe
Window to front. Hanging rails, shelving.



Front
Secure parking with allocated car parking space for one car.

Additional Information
The property has under floor heating.

Council Tax
Band E £2,596.01 p.a. (25/26)

Post Code
CF64 2AP



Security Deposit
£1,250

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.

