

Flat 18, Gainsborough Court Bridge Street

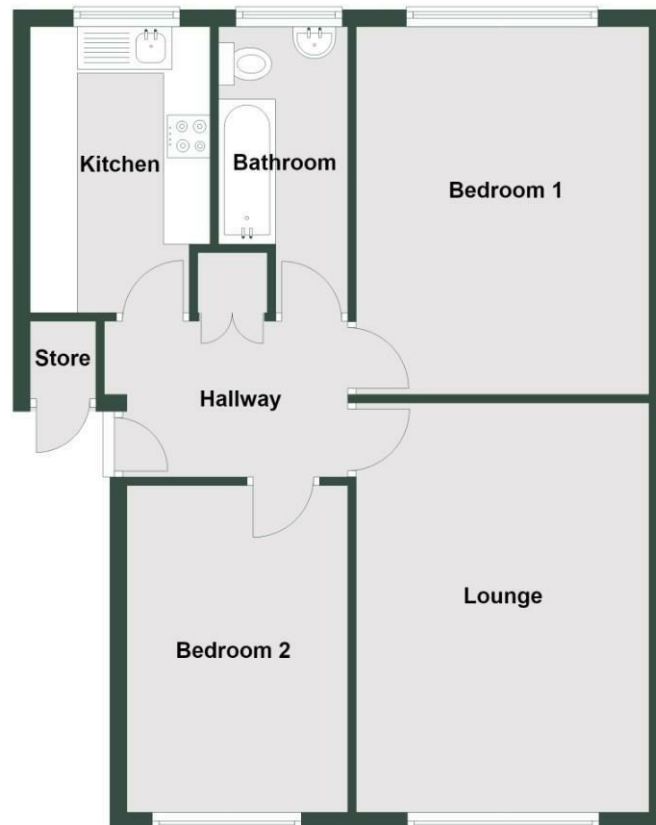
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

Second Floor



Total area: approx. 61.5 sq. metres (662.2 sq. feet)
18 Gainsborough Court



Flat 18, Gainsborough Court Bridge Street
Cogan CF64 2LJ

£950 Per Month

A light and spacious top floor apartment with easy access to Penarth town centre, all local amenities and Cogan and Dingle Road railway stations. Comprises hallway, large lounge, kitchen, two double bedrooms and bathroom. uPVC double glazing, electric heating. Recently redecorated and well presented throughout. Unfurnished. Available immediately.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	
(39-54) E	40
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Communal hallway. Large store cupboard. Front door to apartment.

Hallway

Laminate flooring, airing cupboard with hot water tank and shelving. Doors to all accommodation.

Lounge

14'11" x 10'11" (4.57m x 3.35m)

Large floor to ceiling window to front. Carpet, electric panelled radiator with thermostat, recently redecorated.

Kitchen

10'0" x 6'0" (3.07 x 1.83m)

uPVC double glazed window to rear. Fitted kitchen with range of base and wall units, contrasting worktops, stainless steel sink and drainer with mixer tap. Electric four ring hob, oven, fridge and freezer, washing machine, tiled splashback and floor.

Bedroom 1

10'11" (plus wardrobes) x 12'0" (3.35m (plus wardrobes) x 3.66m)

Large floor to ceiling uPVC double glazed window to rear. Laminate flooring, mirror fronted wardrobes, electric panelled radiator with thermostat, recently decorated.

Bedroom 2

12'0" x 8'0" (3.66m x 2.44m)

uPVC double glazed window to front. Laminate flooring, electric panelled radiator with thermostat, recently redecorated.

Bathroom

8'0" x 4'0" (2.44m x 1.22m)

uPVC double glazed opaque window to rear. White bathroom suite comprising panelled bath with shower over and screen, pedestal wash basin and wc. Fully tiled walls, tiled floor, heated towel radiator, towel rail.

Outside

Parking to front.

Council Tax

Band C £2,009.93 p.a. (26/27)

Post Code

CF64 2LJ

Security Deposit

£950

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.

