



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. 44.3 sq. metres (477.3 sq. feet)
61 Lavernock Point

SHEPHERD SHARPE



61 Lavernock Point Fort Road

Penarth CF64 5XQ

Situated on Marconi holiday village is this outstanding, renovated two bedroom chalet with spectacular coastal views. Comprises open plan L shaped lounge/dining, new fitted kitchen, two bedrooms and renovated shower room. Front terrace. Modern finishings throughout and presented well. The property is available for occupation 10 months of the year (site closed January/February). Buyers must also comply with holiday home ownership and must own another property. Extended lease.

£62,500



Double glazed front door to lounge/dining/kitchen.

Lounge/Dining/Kitchen
15'7" x 17'11" (4.77m x 5.47m)

A lovely L-shaped living space with great views. The kitchen has been completely renewed with high quality pale grey units, contrast tiling and worktops. Electric hob, oven, extractor (all finished in black gloss), washing machine, fridge/freezer, access to modern consumer unit and fuse box. Laminate floor, well presented throughout, electric radiator. uPVC double glazed windows to rear, new uPVC double glazed window and door to front.

Bedroom 1
10'4" x 7'11" (3.17m x 2.42m)

uPVC double glazed window to rear. The larger of the two bedrooms. Built-in wardrobe, laminate flooring, electric radiator.

Bedroom 2
7'11" x 7'4" (2.42m x 2.24m)

A smaller bedroom. uPVC double glazed window to front with stunning views of the Channel. Laminate flooring, electric radiator, small built-in wardrobe.

Shower Room

Previously a bathroom now a completely refurbished shower room. Comprising toughened shower screen with electric Triton shower, close coupled wash basin and wc with concealed plumbing and built-in storage. Contrast built-in furniture, tiled walls, laminate flooring, ladder radiator, shelved store cupboard. Two uPVC double glazed windows.

Front Garden

Paved front garden with side access and uninterrupted views looking across the Channel, Minehead and Somerset, two infra-red heaters

Communal Parking
Parking area.

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

Lease Details
Lease until 31st December 2070
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

