

30 St Josephs Mews

4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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Sales and general enquiries: info@shepherdsharpe.com
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Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



30 St Josephs Mews

Penarth CF64 1NP

£1,195

A light and spacious two bedroom 'coach house' style apartment with garage on the Penarth Heights development, just a short distance from the town centre. Comprises ground floor entrance hall with stairs to first floor accommodation, first floor open plan kitchen/living room, two double bedrooms and bathroom. Single garage with electrically operated door. Furnished. Double glazing, gas central heating. Available early November.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Porch
Open porch, outside light. Front door into ground floor hallway.

Hallway
Door to garage, stairs to first floor accommodation. Carpet, radiator.

Landing
Doors to living accommodation, carpet, radiator, large store cupboard with wall mounted boiler.

Living room/ Kitchen
15' 3" x 18' 9" (4.65m x 5.72m)
L shaped room with large floor to ceiling picture window to front and further velux window to rear. Carpet to living area, sofa, arm chair, coffee table, TV stand, lamp, fold up table, two radiators, TV and telephone point. Fully fitted kitchen with stainless steel sink with drainer and mixer tap. Electric four ring hob, electric oven, stainless steel back plate, cushion flooring.

Bedroom 1
(3.23m x 2.62m (10' 7" x 8' 7"))
Window to front. Carpet, radiator, fitted wardrobes, bedside tables, double bed with mattress.

Bathroom
1.96m x 1.98m (6' 5" x 6' 6")
Three piece suite in white comprising bath with shower over and shower screen, wc and pedestal wash basin, chrome ladder style radiator, wood effect cushion flooring. Velux style window.

Bedroom 2
3.23m x 2.62m (10' 7" x 8' 7")
Window to front. Carpet, radiator, desk, bookshelves, 2 chairs.

Garage
Full size garage with remote control door with plenty of storage and direct access into the house.

Council Tax
Band E £2,763.76 (26/27)

Postcode
CF64 1NP

Security Deposit
£1,195

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.

