



Flat (EPC Rating: D)

**APARTMENT 107 HEADLANDS HAYES ROAD,
SULLY, PENARTH, CF64 5QH**
Per Calendar Month

£1,300 Per



RE/MAX
Estate Agents



2



2



1



D

2 Bedroom Flat located in Penarth

Available Now

Household Income to be considered for referencing: £39,000+

Experience coastal luxury at this exquisite two-bedroom apartment in the sought-after Hayes Point development on Headlands, Hayes Road, Sully, Penarth. Its prime location offers stunning southerly views over the beautifully maintained communal gardens and the Bristol Channel; this property provides an idyllic living environment with modern conveniences.

Upon entering the apartment, you are welcomed by a spacious hallway featuring two storage cupboards, offering ample space for your belongings. The highlight of this home is the expansive open-plan kitchen, living, and dining area, designed to maximize natural light and showcase the breathtaking coastal scenery. The kitchen is thoughtfully appointed and ideal for entertaining and everyday living, while the living area provides a serene space to unwind and enjoy the views.

Additional Information

Household Income to be considered for referencing: £39,000+
Rent: £1,300 Per Month
Deposit: £1500 x5 Weeks
0% Deposit Option Available

Please note: Applicants must have no active CCJs or IVAs to meet referencing criteria. Unfortunately, applications not meeting these standards may result in an unsuccessful reference check and forfeiture of the holding deposit.

Type of home: 2 Bedroom Apartment
Borough: Vale of Glamorgan
Council tax band: F
EPC Rating: D

Local Area

Sully, Penarth, offers a serene coastal lifestyle, blending natural beauty with a friendly community atmosphere. The area is known for its stunning seafront, with picturesque views of the Bristol Channel and easy access to the Wales Coastal Path, perfect for scenic walks and outdoor activities. Nearby, you'll find charming local shops, cafes, and restaurants that capture the essence of coastal living. The surrounding green spaces and beaches provide a peaceful retreat, while the vibrant town of Penarth is just a short distance away, offering a range of leisure and recreational opportunities.

Schools

Sully and the surrounding area of Penarth are well-served by reputable schools, offering excellent educational opportunities for families. The local primary schools are known for their strong community ties and focus on nurturing development. At the same time, secondary education in the area is provided by highly regarded institutions that consistently achieve impressive academic results. Additionally, Penarth is home to several independent schools offering various specialized programs. With a commitment to high education standards, the schools in this area provide a supportive and enriching environment for students of all ages.

Local Transport

Sully benefits from excellent transport links, making connecting with nearby Penarth, Cardiff, and beyond easy. Regular bus services run through the area, providing convenient access to local amenities and surrounding towns. For those who prefer rail travel, Penarth and Cogan railway stations are just a short drive away, offering direct routes to Cardiff Central and other vital destinations. The area also enjoys easy access to major road networks, including the A4055 and M4, making it ideal for commuters. Whether you're travelling for work or leisure, Sully's transport options ensure you're well-connected.

Key Information

Water:

What is the nature of the property's water supply? - mains water
Does the water source originate from a private well, and if so, what are the maintenance requirements and water quality standards? - no

Are there any additional costs associated with maintaining the water supply? - no

Heating:

What is the nature of the property's heating supply? - electric storage heaters

Is the property linked to the main gas line, or does it rely on an LPG heating system? no

What are the evaluation requirements and potential costs associated with the heating system? none aware of

Electric:

What is the nature of the property's electricity supply? - mains electricity supplied by Hayes Point Mgt and cost charged to tenant

Does the property operate independently of the national grid and rely on a generator for power? - no

What are the evaluation requirements and potential costs associated with the electricity supply? - none aware

Sewerage:



What is the nature of the property's sewerage supply? - mains sewerage

Does the property use septic tanks or cesspits, and what are the maintenance requirements? no

What are the costs associated with different sewerage providers, and are there any registration and record-keeping requirements for septic tanks? none

Broadband:

What is the nature of the property's broadband supply? - through the telephone line

Is a broadband connection available, or will there be additional costs for establishing a connection? - a new contract with a supplier will be required, but no installation work should be required for basic broadband

What is the availability of parking for the property? - 2 private spaces

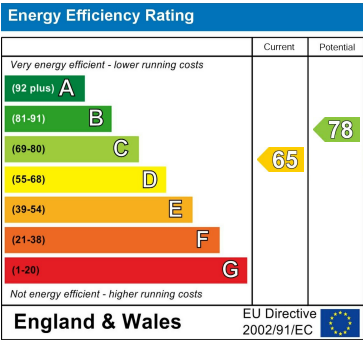
Are there additional costs associated with parking, such as the need for parking permits? - The tenant will need to liaise with the concierge about permits



Council Tax Band

F

Energy Performance Graph



Call us on

01446788675

info@remaxestateagents.co.uk

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

