

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PROSPECT PLACE





#### COMMUNAL ENTRANCE

Entry via security intercom, access to all apartments via lift and stairs.

#### HALL

Spacious entrance hall, access to all rooms, with double doors to cloaks/airing cupboard housing hot water cylinder with light and telephone point, intercom video entry phone.

#### LOUNGE KITCHEN

7.04m max x 4.34m (23'1" max x 14'3")

Spacious room combining the living area with the kitchen, laminate flooring, window to side boasting a superb water view of the lake at Cardiff Bay and sliding patio doors lead out onto the terrace. Kitchen area fitted with wall and base units with laminate worktop and inset stainless steel one and half bowl sink & drainer with mixer tap, integrated fridge, freezer, washer/drier plus built in oven, hob & cooker hood plus built in microwave oven.

#### BEDROOM 1

4.70m max x 2.69m max (15'5" max x 8'10" max)

Large double bedroom, sliding patio doors lead onto the terrace, TV point, telephone point, built in floor to ceiling wardrobes - mirrored sliding doors.

#### EN SUITE SHOWER ROOM

With tiled double enclosure, wall mounted wash basin and close coupled wc - concealed cistern, tiled surround and tiled floor, extractor fan, shaver point, heated chrome towel rail.

#### BEDROOM 2

3.53m x 2.41m (11'7" x 7'11")

Double bedroom, sliding patio door onto the terrace, TV point, telephone point.

#### BATHROOM

Stylishly appointed, panel bath with shower attachment, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround, extractor fan, heated towel rail, shaver point.

#### GROUNDS

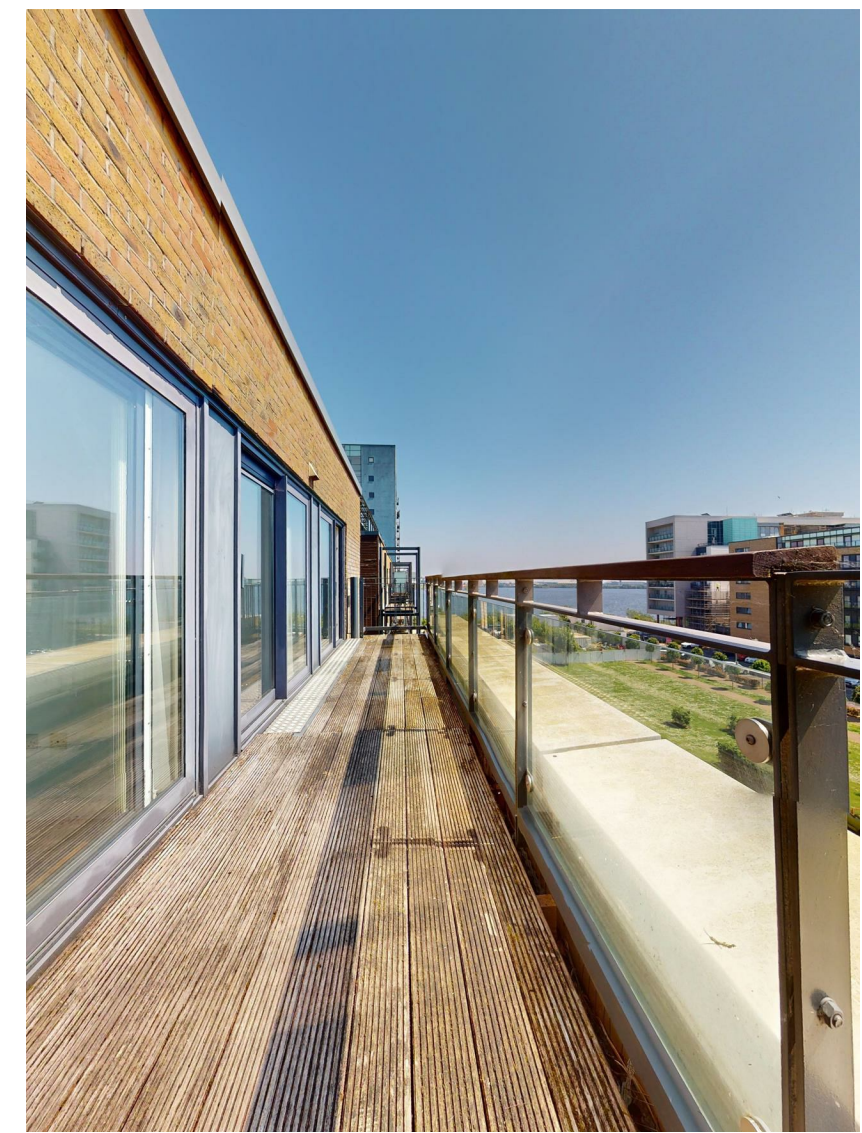
Set in landscaped well tended grounds, approach via automatic electric gates to an allocated parking space plus numerous visitor parking available.

#### INFORMATION

We believe there is a 125 year lease from January 2006 with 108 years remaining.

The current service charge is £1,637.23 for the 6 month period 01-01-24 to 30-06-24

Council Band








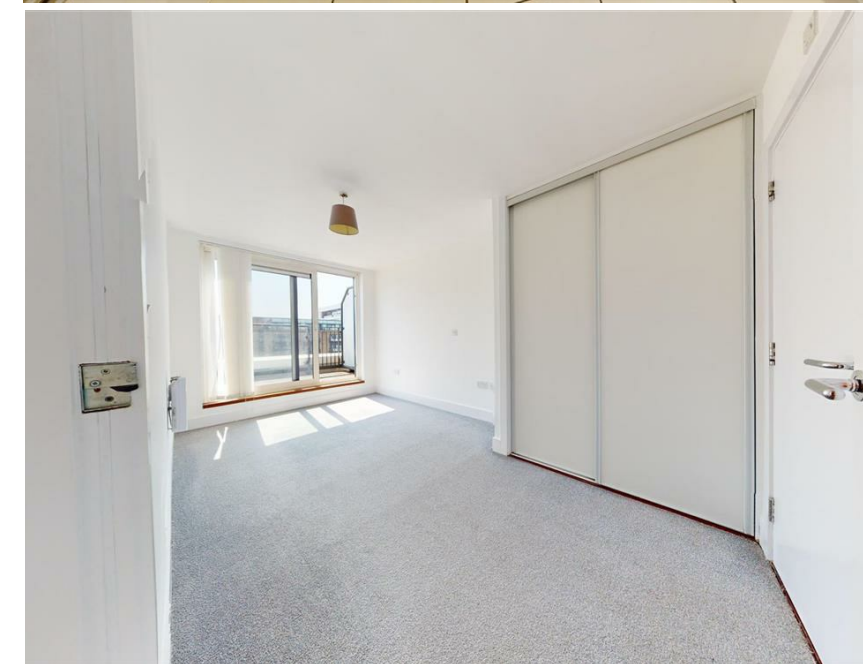


## PROSPECT PLACE

, CF11 0JF - £235,000

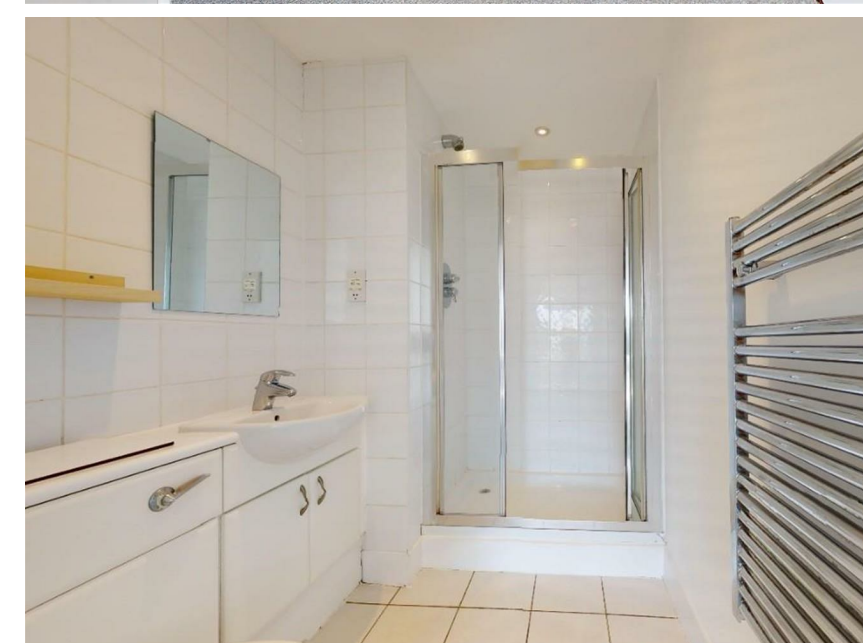
 2 Bedroom(s)  2 Bathroom(s)  704.00 sq ft

For sale with no on-going chain and immediate occupation. Well presented 4th floor spacious apartment. Recently re-decorated throughout with a contemporary crisp white interior. 27' full length terraced balcony with water aspect. Complex includes 24 hour concierge, electric gated entry, large central communal lawn, numerous visitor parking spaces and an indoor fitness suite to include full size heated swimming pool plus jacuzzi and gymnasium. Briefly comprising a communal entrance, hall, lounge open to a fully integrated kitchen - fridge, freezer, washer/drier plus built in oven, hob, hood and microwave oven, 2 double bedrooms - master with built in wardrobes plus en suite shower room plus a bathroom completes the accommodation. Complimented with double glazing and electric heating. Access to the terraced balcony from the lounge and both bedrooms. Viewing highly recommended.



### PROPERTY SPECIALIST

Mr Paul Davies  
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Negotiator





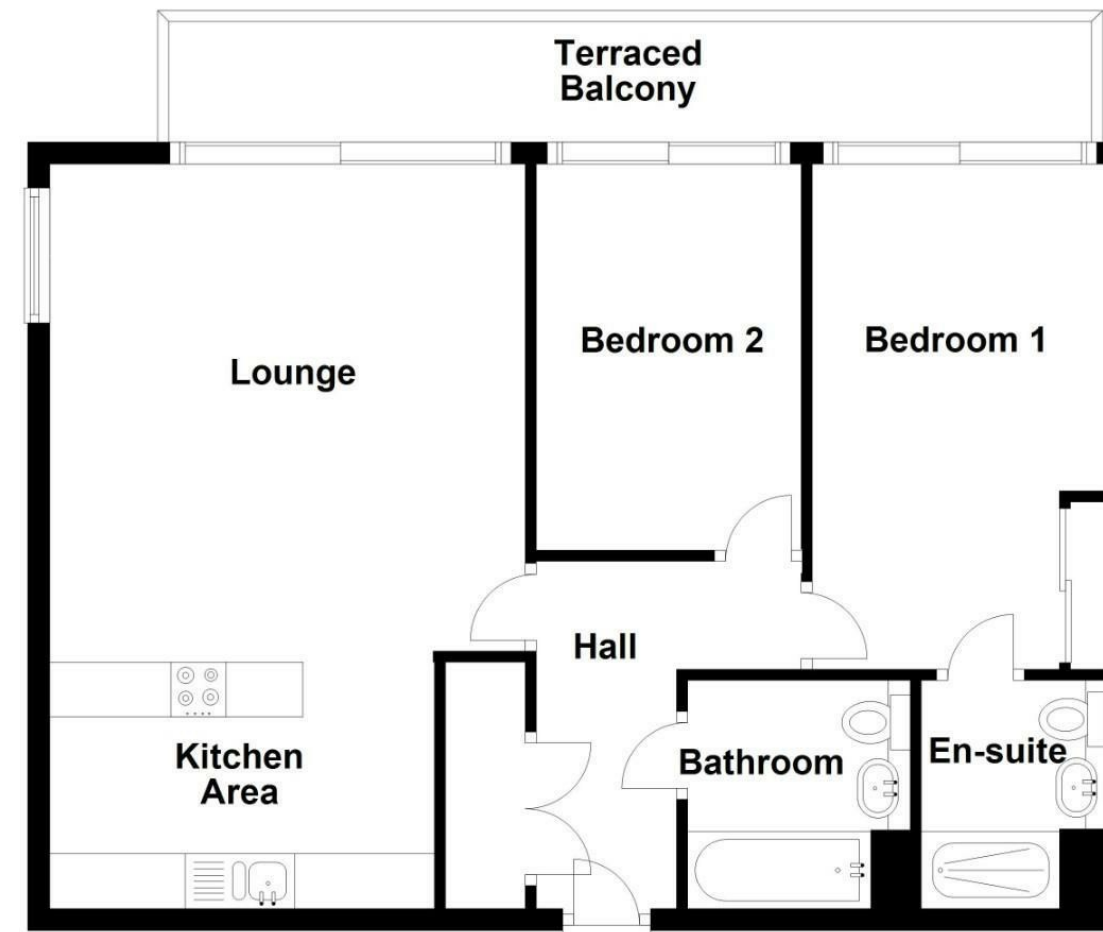


Jones Point House, Prospect Place, Ferry Court, Cardiff



### Fourth Floor

Approx. 65.4 sq. metres (704.4 sq. feet)



Total area: approx. 65.4 sq. metres (704.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	