


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



FERRY COURT
CARDIFF BAY



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

HALL

tiled floor, intercom system, cupboard for storage and housing water tank

LIVING ROOM / KITCHEN

4.55m x 5.56m (14'11 x 18'3)

BALCONY

glass balustrade, space for table and chairs, water views over the bay and towards penarth

BEDROOM 1

2.74m x 4.60m (9'0 x 15'1)

ENSUITE SHOWER ROOM/W.C

BEDROOM 2

3.05m x 2.06m (10'0 x 6'9)

BATHROOM

ON SITE FACILITIES

concierge
lift access to all floors
on site leisure facilities comprising of swimming pool, jacuzzi and gym

PARKING

the property has an allocated undercroft parking space, as well as visitor parking in the main car park

TENURE

Leasehold, 102 years remaining of a 125 year lease at a current ground rent of £252 per annum

SERVICE CHARGE

We have been informed the service charge is in the region of £2200 per year, this is to be confirmed by your solicitor

COUNCIL TAX




Band E





FERRY COURT

CARDIFF BAY, CF11 0LD - £175,000

 2 bedrooms
  2 bathroom(s)
  631.00 sq ft

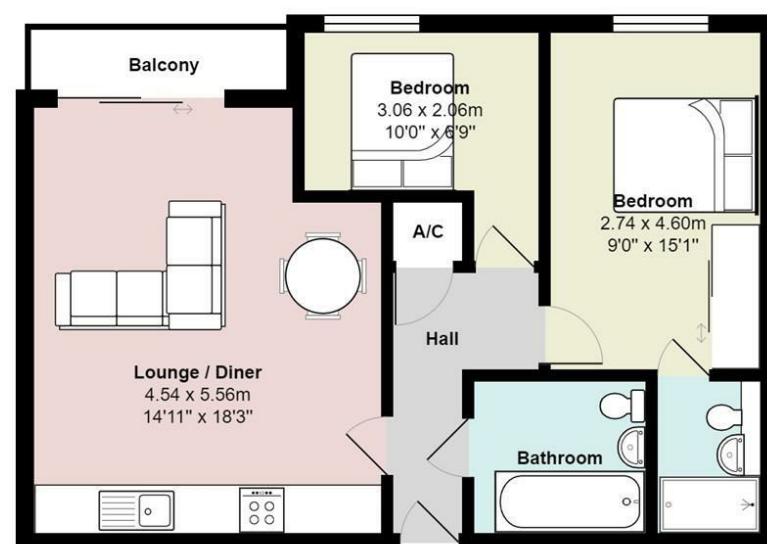
Located on the 5th floor of Douglas House in this popular gated development, is this 2 bedroom apartment. This contemporary property has a lovely open plan kitchen living space with fully fitted kitchen with built in appliances, sliding patio doors to balcony, bathroom, 2 double bedrooms, with ensuite shower room to the principal bedroom. The property further benefits from an allocated parking space under-croft, and there are visitor parking spaces, as well as on site leisure facilities such as pool and gym. NO ONWARD CHAIN

PROPERTY SPECIALIST

Mr Jeff Hopkins
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 Valuer



Douglas House



Total Area: 58.7 m² ... 631 ft² (excluding balcony)

