

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



FERRY COURT



COMMUNAL ENTRANCE

Entry via security intercom, access to all apartments via lift and stairs plus access to the gymnasium and swimming pool.

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

9.32m x 4.98m max (30'7" x 16'4" max)

Contemporary open plan living at its finest combining the spacious lounge to the kitchen with space for table & chairs, kitchen refitted with a modern range of wall and base units with solid Quartz worktop including an under mounted sink with mixer tap, integrated appliances include fridge, freezer with built in oven, white ceramic hob & cooker hood, plumbed for washing machine, tiled splash backs.

Spacious lounge area with oak flooring, at the rear a 'wall of glass' overlooking the lake opposite towards Cardiff Bay and incorporating 2 glass doors to 'Juliet' balconies, full height window to side, TV point, telephone point.

BEDROOM 1

42.06m x 2.82m (138" x 9'3")

Master double bedroom, window to rear with water view, built in triple wardrobe with sliding doors, TV point, telephone point.

EN SUITE

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

3.10m x 2.87m (10'2" x 9'5")

Double bedroom, window to rear with water view.

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.

OUTSIDE

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 1st January 2006 with 108 years remaining. With a ground rent of £150.00 per annum plus an annual service charge of £2,935.12 which includes buildings insurance, water rates plus full use of the facilities at Prospect Place - Concierge, electric barrier on entry for secure parking, extensive grounds plus the fitness suite on the ground floor of Lady Isle House with gymnasium and full size swimming pool with jacuzzi.



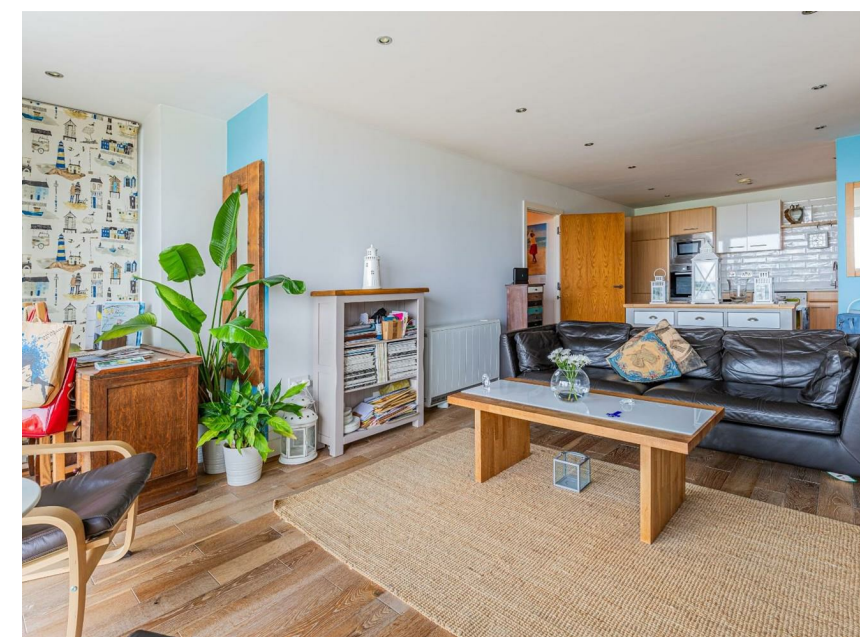


FERRY COURT

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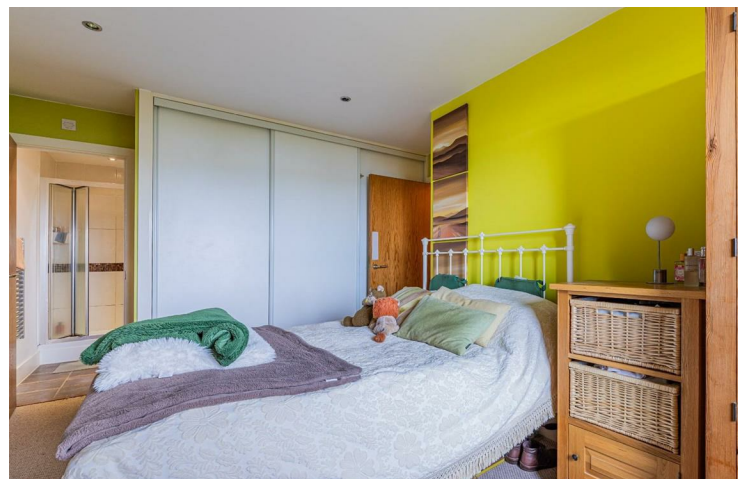
 2 Bedroom(s)  null Bathroom(s)  sq ft

We are pleased to present for sale this 1st floor waterfront apartment. Beautifully presented throughout and greatly improved by the present owners to include a stunning refitted kitchen - Quartz worktop plus newly fitted state of the art electric Dimplex heaters. Spectacular water views from the lounge and both bedrooms. Complex includes 24 hour concierge, electric gated entry, large central communal lawn, numerous visitor parking spaces and an indoor fitness suite located on the ground floor of Lady Isle House 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 plus built in oven, white ceramic hob and cooker hood, 2 double bedrooms - master with built in triple wardrobes plus en suite shower room plus a bathroom completes the accommodation. Complimented with double glazing and electric heating. Viewing highly recommended.



PROPERTY SPECIALIST
Mr Paul Davies
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Negotiator





Ferry Court, Cardiff



Total area: approx. 75.1 sq. metres (808.2 sq. feet)



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	