

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



FERRY COURT

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, CF11 0JG - £85,000


This 4th floor studio apartment, would make a fantastic first time buy or investment opportunity, within one of Cardiff Bay's most popular gated developments, with a selection of onsite leisure facilities including swimming pool and gyms as well as large communal gardens. Well located for access to a wide variety of local supermarkets, shops, gyms, cafes and bars as well as having the Taff Trail on your doorstep.

The property itself is accessed via lift and communal stairwell and opens into an entrance hall which leads into a spacious living and bedroom space with built in storage.

The fitted kitchen comes with a selection of integrated white goods. There is also a shower room/w.c

Further benefits include an allocated parking space and visitor parking bays and a concierge service based at the main gates.

The property is available with NO ONWARD CHAIN.

 0 bedroom(s)  1 bathroom(s)  484.38 sq ft

HALLWAY

2.84m x 1.19m (9'4 x 3'11)

Video Entry Phone, open access into the main room.

LIVING/BEDROOM

3.91m x 4.67m (12'10 x 15'4)

Spacious room combining the living area with bedroom area, French doors lead to a glass 'Juliet' balcony offering a pleasant aspect and affording a water view towards the River Taff, TV point, telephone point, double wardrobes housing the hot water cylinder.

KITCHEN

3.00m x 1.60m (9'10 x 5'3)

Refitted with a contemporary range of modern wall and base units with laminate worktop and inset stainless steel sink & drainer with mixer tap with mosaic tiled surround, integrated appliances include fridge, freezer, washing machine plus built in oven, hob & cooker hood, tiled floor, extractor fan.

SHOWER ROOM

2.18m x 1.63m (7'2 x 5'4)

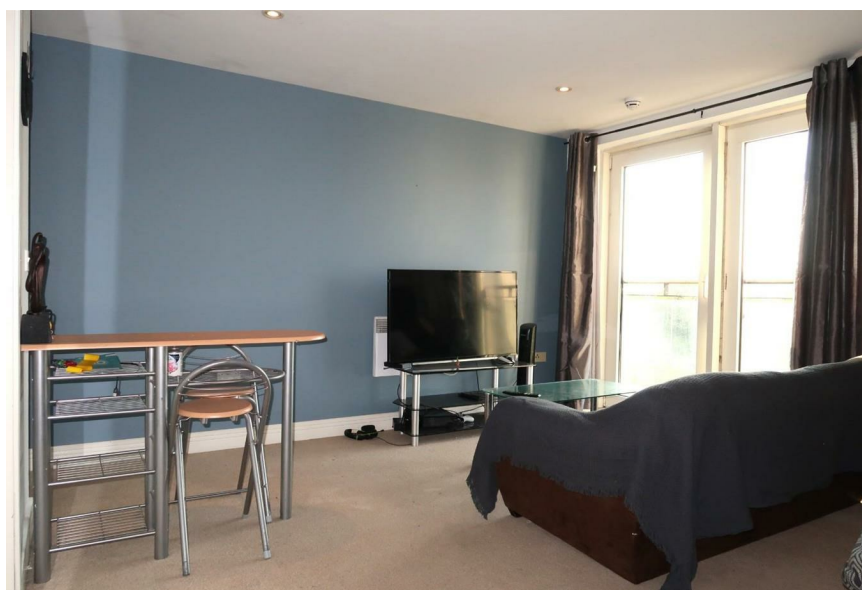
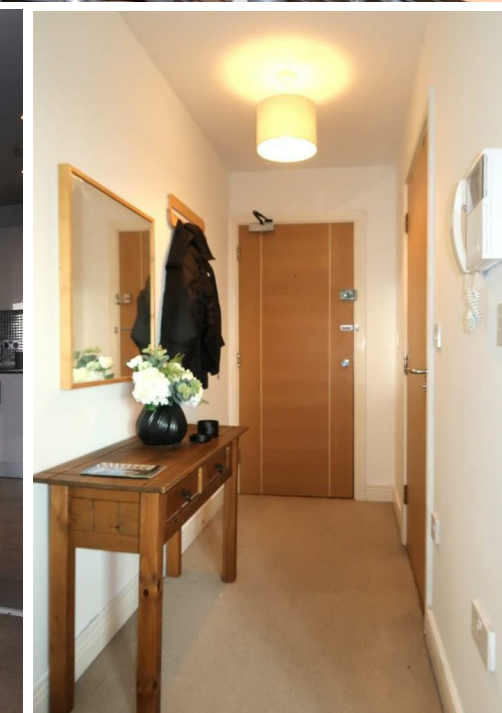
Modern white suite with double shower enclosure, wall mounted vanity wash hand basin and close coupled wc - concealed cistern, tiled surround and tiled floor, heated chrome towel rail, extractor fan, electric shaver point.


TENURE

We understand the property is leasehold with 103 years remaining on the lease.

Ground rent £150 pa

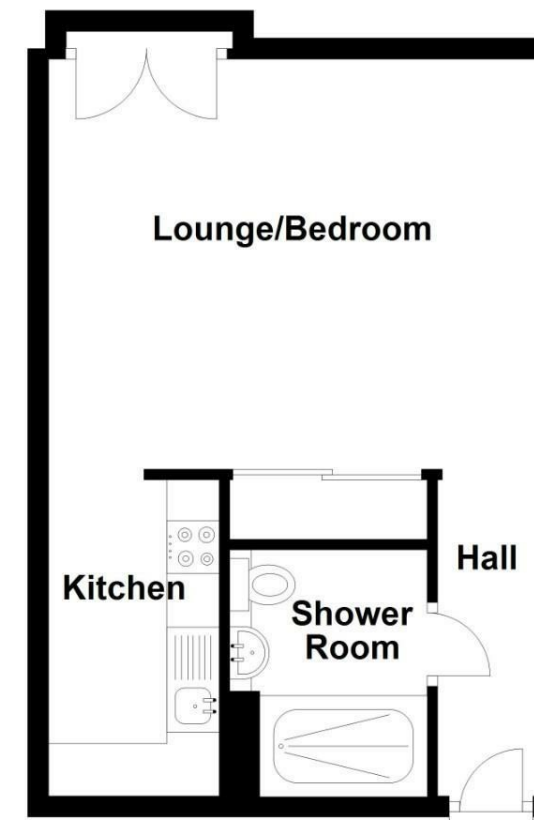
Service charge £2432 approx



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	85
England & Wales	EU Directive 2002/91/EC 	

Fourth Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



Total area: approx. 33.2 sq. metres (357.6 sq. feet)