

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



FERRY COURT  
CARDIFF BAY





#### COMMUNAL ENTRANCE

Entry via intercom entry, lift and stairs to all apartments.

#### ENTRANCE HALL

Spacious hall leading to all rooms, entry phone.

#### UTILITY CLOSET

Generous double utility/cloaks closet housing the hot water cylinder, fitted light & power points, plumbed for washing machine with ample storage.

#### LOUNGE KITCHEN

5.41m max x 5.08m (17'9" max x 16'8")

Superb open plan room combining the living area and the kitchen, lounge with wide patio doors leading out onto the glass fronted balcony and commanding a spectacular water view towards the Bristol Channel and beyond, TV point, telephone point.

Kitchen area fitted with a modern range of contemporary wall and base units with laminate worktop and inset sink & drainer with mixer tap and laminate upstand, integrated fridge, freezer, dishwasher plus built in oven, hob, cooker hood and built in microwave oven, porcelain tiled floor, window to side.

#### BEDROOM 1

4.70m max x 2.84m (15'5" max x 9'4")

Spacious master double bedroom, floor to ceiling window to side affording a superb water view, TV point, telephone point, built in double wardrobe - mirrored sliding doors.

#### EN SUITE SHOWER ROOM

Stylishly appointed modern white suite by Roca - double enclosure - glass sliding doors, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround and tiled floor, heated chrome towel rail, extractor fan.

#### BEDROOM 2

3.28m x 2.64m (10'9" x 8'8")

Double bedroom, floor to ceiling window looking over the bay towards Penarth.

#### BATHROOM

Stylishly appointed white suite by Roca comprising a panel bath - independent shower over with glass screen, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround and tiled floor, heated chrome towel rail, extractor fan.

#### GROUNDS

Set in well tended large grounds - central lawn with shrub borders, 2 allocated parking spaces (1 undercroft) plus numerous visitor spaces. Fitness suite within Lady Isle House (plus second gymnasium in Duncansby House) to include swimming pool with jacuzzi and steam rooms plus fully equipped gymnasium.

#### INFORMATION

We believe the apartment is leasehold with a 125 year lease from 1st January 2006 therefore with 108 years remaining. Ground rent of £250.00 per annum (payable in 2 installments) Buildings Insurance of £696.01 (Paid in advance September 2024). Service charge £990.11 (01-06-24 to 30-11-24) & £992.99 (01-12-24 to 30-06-25) Council Band E £2,228.59 (2024-2025)








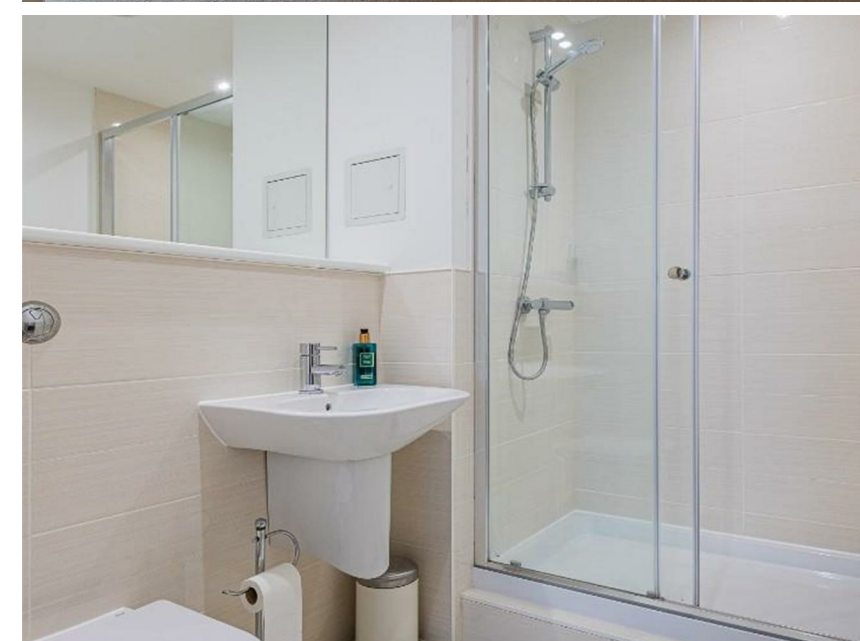
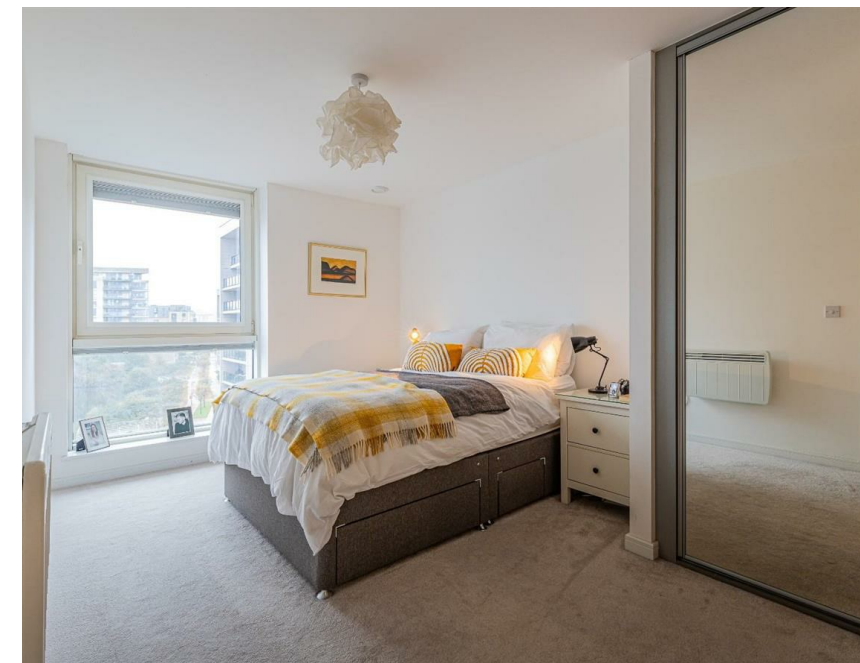


## FERRY COURT

CARDIFF BAY, CF11 0LA - £242,500

 2 Bedroom(s)  2 Bathroom(s)  738.00 sq ft

Located upon the 4th floor within this water side building you will find this beautifully presented apartment. Offering spectacular water views towards Penarth & the Bristol Channel from its glass fronted balcony and all principal rooms. Benefitting from 2 allocated parking spaces (1 undercroft) plus numerous visitor spaces. This popular complex of Prospect Place has gated entry with concierge, superb well tended communal grounds plus a fitness suite consisting of large heated swimming pool, Jacuzzi and steam rooms plus 2 gymnasiums. Briefly comprising a communal entrance - lift to all floors, hall, utility closet - plumbing for washing machine, generous lounge open to a modern kitchen - fully integrated, master double bedroom - built in wardrobes plus en suite shower room with second bedroom - both with water views and finally a bathroom completes the accommodation. Complimented with double glazing and electric heating. Viewing highly recommended.

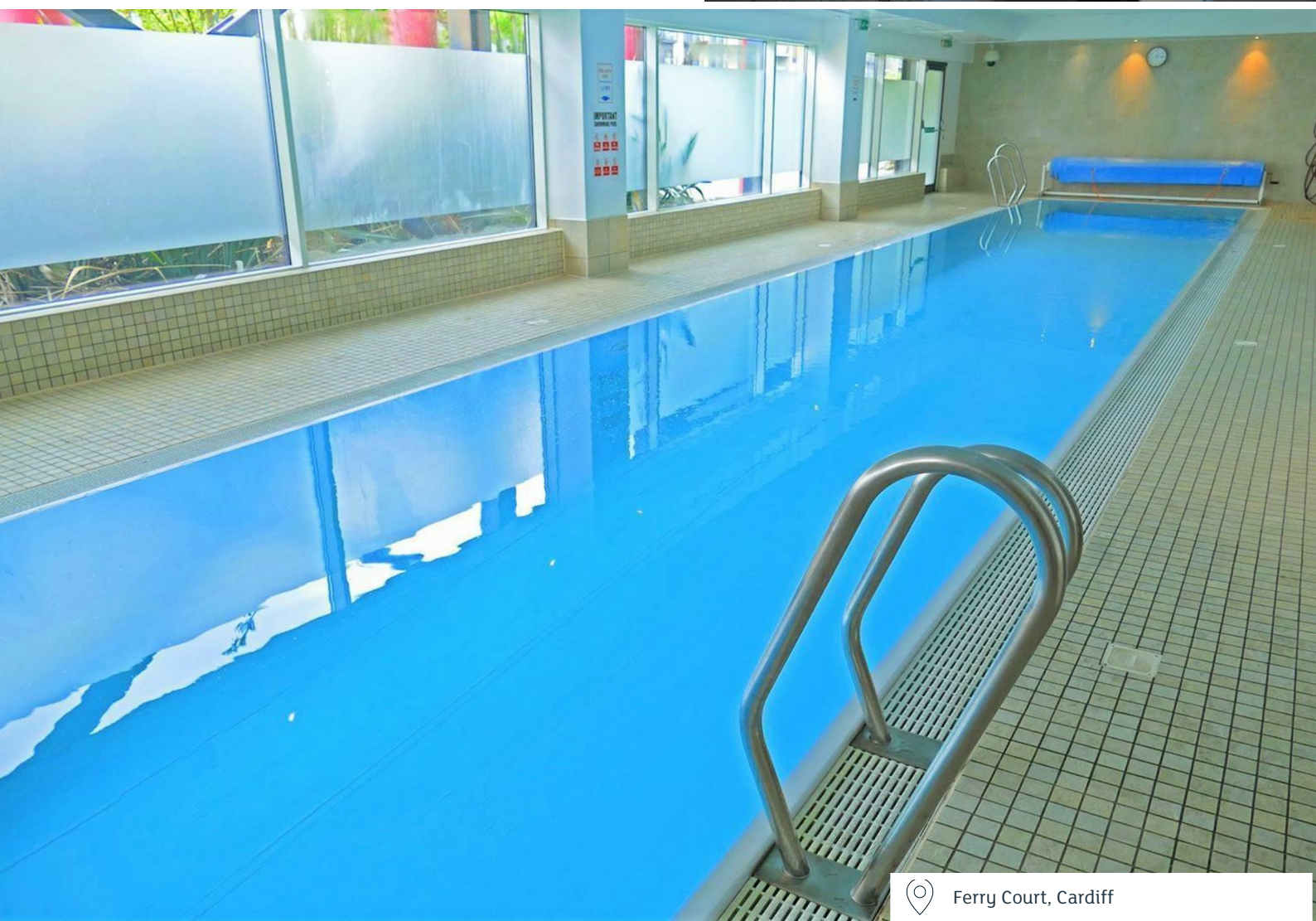


### PROPERTY SPECIALIST

Mr Paul Davies  
paul.davies@jeffreygross.co.uk  
Negotiator

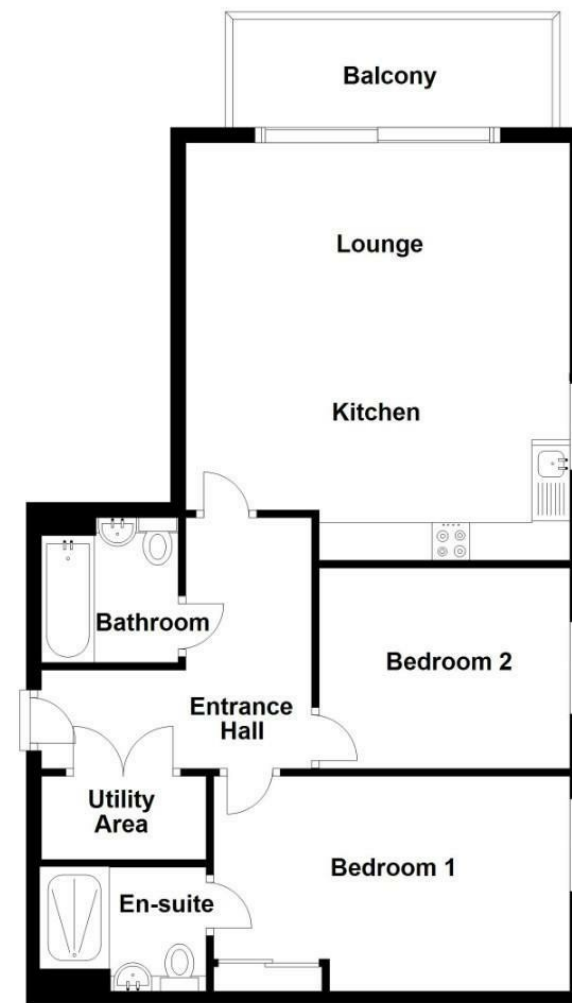




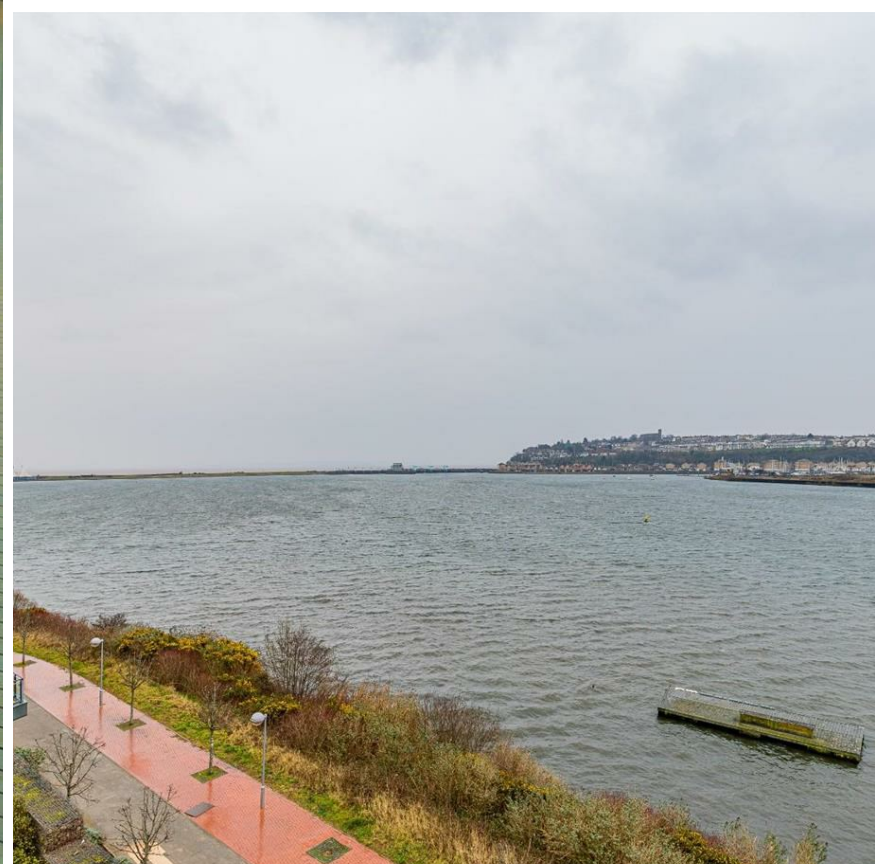


Ferry Court, Cardiff

**Fourth Floor**  
Approx. 68.6 sq. metres (738.2 sq. feet)



Total area: approx. 68.6 sq. metres (738.2 sq. feet)



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