

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

FERRY COURT





#### COMMUNAL ENTRANCE

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

#### HALL

Direct access into the main room plus access into the shower room.

#### MAIN ROOM

7.52m max x 5.23m max (24'8" max x 17'2" max)  
Combining the living area and kitchen to the bedroom area.

#### LOUNGE AREA

2 full length windows to the side overlooking the roof top lawn below and affords a water view towards Penarth, TV point, intercom entry phone, telephone point, a generous double cloaks/airing cupboard with light houses the hot water cylinder.

#### KITCHEN

Fitted wall and base units with round edge worktop and inset stainless steel sink & drainer with mixer tap, integrated appliances include fridge, freezer, washing machine plus built in oven, hob & cooker hood, extractor fan, porcelain tiling to the floor.

#### BEDROOM AREA

Open to the lounge with room for double bed plus other furniture, full length window to the side with water views towards Penarth, deep built in double wardrobes to one wall with full length mirrored sliding doors.

#### SHOWER ROOM

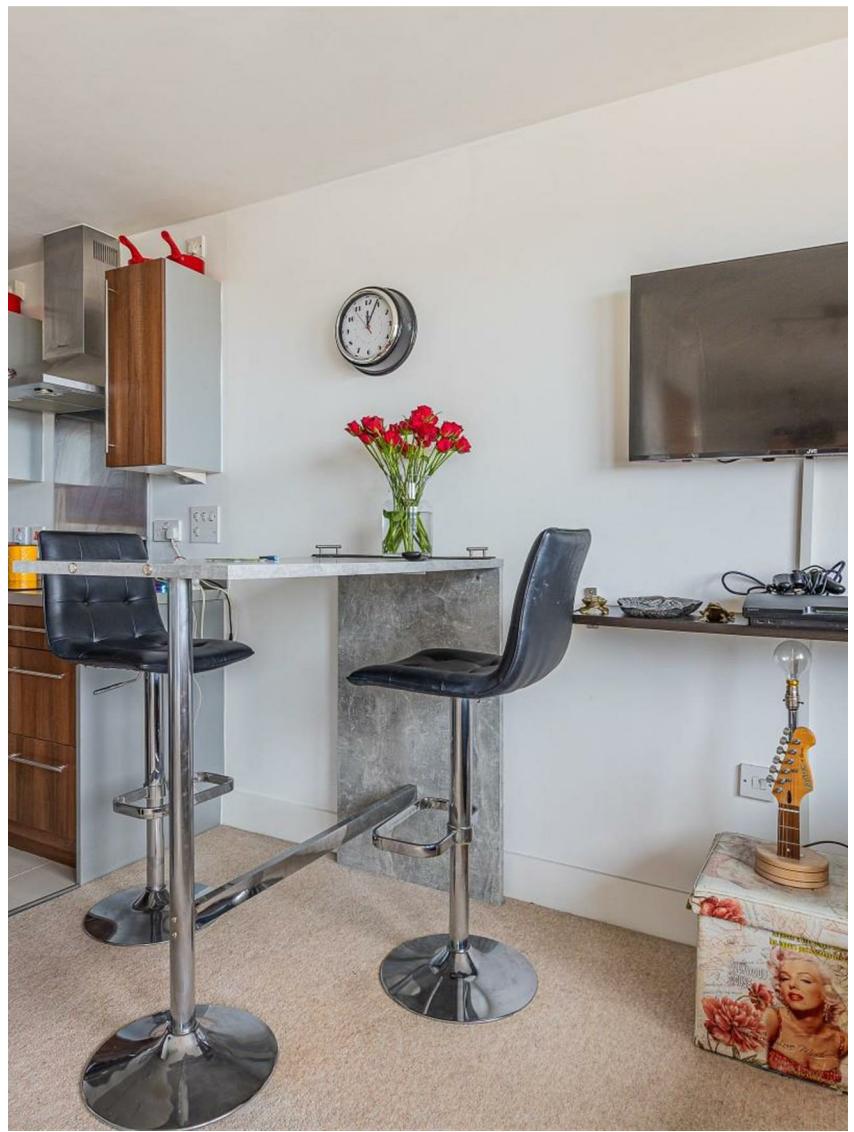
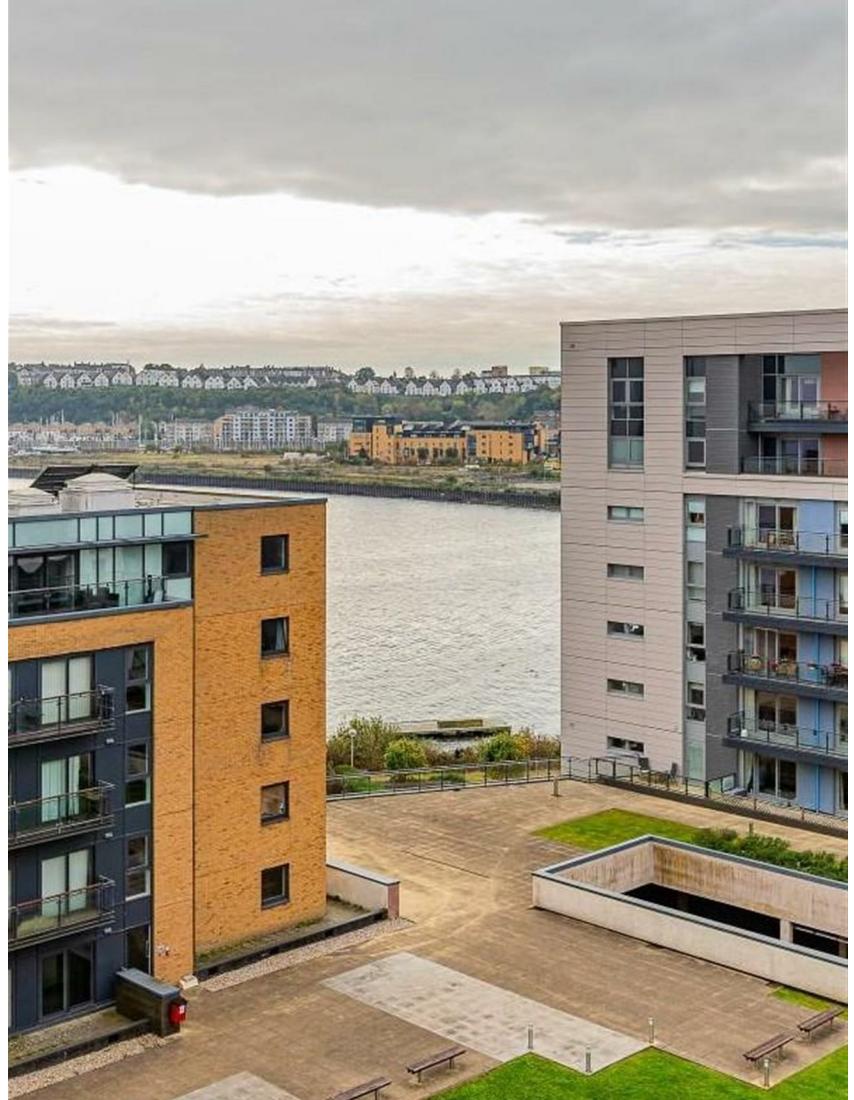
With tiled double enclosure, wall mounted wash basin and close coupled wc - concealed cistern, tiled surround and tiled floor, extractor fan, shaver point, heated chrome towel rail.

#### GROUNDS

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

#### INFORMATION

We believe there is a 125 year lease from 1st January 2006 with 106 years remaining. With a ground rent of £197.56 per annum plus an annual service charge of £2,361.82 which includes 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 plus second gymnasium in Duncansby House and there is free use of a Hub - large living area, kitchen & toilet facilities.  
Council Banding - Band C £1,708.62 (2025-2026)





FERRY COURT, CF11 0AU - £110,000



1 Bedroom(s)



1 Bathroom(s)



387.00 sq ft

Jeffrey Ross are pleased to present For Sale this spacious top floor (8th) studio apartment. Found in good order and affording water views towards Cardiff & Penarth.

Benefiting from an allocated under croft parking space. The complex benefits from electrically operated gated entry, 24 hour concierge, large central landscaped communal gardens plus there is a fitness suite in Lady Isle House with large indoor heated swimming pool plus gymnasium plus there is a second gym located in Duncansby House and there are numerous visitor parking spaces.

Briefly the accommodation comprises of a communal entrance - video entry, private hall, bedroom area with wardrobes open to a living area in turn open to the fully integrated kitchen, finally a stylishly appointed shower room completes the accommodation.

Complimented with upvc double glazing and electric heating plus solar panels heat a plate at the bottom of the water cylinder in the apartment, so the water that is being heated up by electricity stays hotter for longer in the water tank.

Viewing highly recommended.

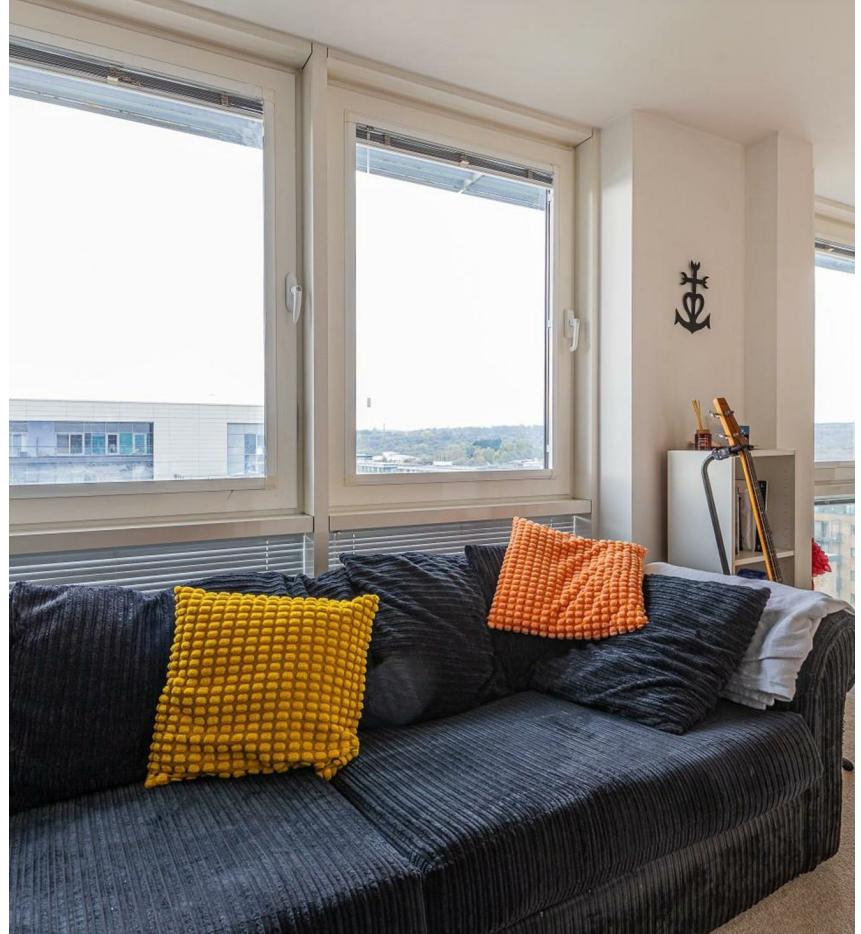


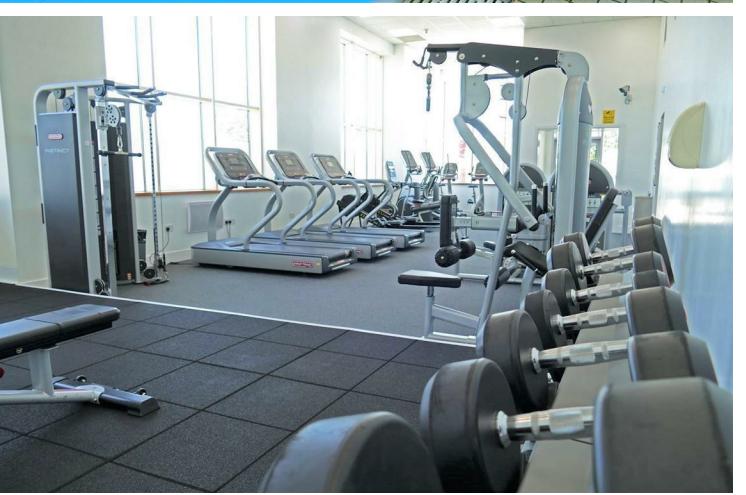
**PROPERTY  
SPECIALIST**

Mr Paul Davies

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Property Management Co-ordinator





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			
England & Wales		80	85
EU Directive 2002/91/EC			