



**Lady Isle House, Ferry Court, Cardiff, CF11 0JJ**

## **Welcome to**

### **Lady Isle House Ferry Court, Cardiff**

Offered with NO CHAIN, this spacious 7th floor apartment not only offers a walk-in dressing room, but also a covered corner BALCONY with water views. With two bedrooms, a large living/dining space with partially separated kitchen, lift access, secure parking and access to a pool & sauna.

#### **Entrance Hall**

Airing cupboard housing hot water tank with storage space, doors to two bedrooms, living space and bathroom, electric panel heater.

#### **Living/Dining Room**

19' x 13' 5" ( 5.79m x 4.09m )

A spacious living space with double glazed sliding door and two double glazed floor to ceiling windows leading to the covered corner balcony, electric panel heating, opening to the kitchen.

#### **Kitchen**

11' 9" x 7' 7" ( 3.58m x 2.31m )

Double glazed window to side with water view, floor and wall mounted kitchen units with complimenting work surface over, single bowl and drainer sink unit with mixer tap over, tiled splash back, integrated fridge-freezer, eye level oven, hob with cooker hood over, space for microwave and washing machine and spotlights, tiled floor.

#### **Bedroom 1**

13' 8" x 10' ( 4.17m x 3.05m )

Double glazed window to rear, doors to ensuite and a DRESSING ROOM (7'6 x 5'3), spotlights.

#### **Ensuite**

7' 6" x 5' 3" ( 2.29m x 1.60m )

Double width shower cubicle, wash hand basin with mixer tap over set into a fitted vanity unit with wc and enclosed cistern, tiled floor, heated towel rail and spotlights.

#### **Bedroom 2**

10' 8" x 9' 10" ( 3.25m x 3.00m )

Double glazed window to rear, electric heater.

#### **Bathroom**

Panelled bath with mixer tap and shower head over, wash hand basin with mixer tap over set into a fitted vanity unit with wc and enclosed cistern, tiled floor, heated towel rail and spotlights.

#### **Parking**

The property benefits from a dedicated parking space.

#### **Amenities**

The property has lift access and has access to well maintained and attractive communal grounds, gym, pool and sauna, and the Ferry Court site has secure gated access and a concierge service.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Welcome to Lady Isle House Ferry Court, Cardiff

- Master bedroom with ensuite and dressing room, second double bedroom
- Large living/dining room with partially separated kitchen and access to a covered corner BALCONY
- Dedicated parking space plus visitor parking and well maintained communal gardens.
- Lift access and access to a swimming pool, sauna and gym.

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

### directions to this property:

From the office on Stanwell Road, proceed to the roundabout and take the 2nd exit onto Windsor Road. Proceed to the roundabout and take the first exit to continue along Windsor Road and at the next roundabout take the first exit and continue to the traffic lights. Turn right at the traffic lights onto the link road A4055 and take the left hand lane. Proceed over the first set of lights and at the next set of lights proceed ahead to the roundabout and then take the first exit after the next set of lights, signposted to Ikea. Take the right hand lane and turn right at the next set of lights onto Ferry Road and at the following roundabout, take the third exit to continue into Ferry Road. Proceed under the link road and the Ferry Court development can be found on the left hand side, opposite Morrisons supermarket. Lady Isle House is the last building on the left hand side.

**view this property online** [allenandharris.co.uk/Property/PNR106466](http://allenandharris.co.uk/Property/PNR106466)



Property Ref:  
PNR106466 - 0006

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