



**Dovercourt House, Ferry Court, Cardiff, CF11 0AS**

## **Welcome to**

### **Dovercourt House, Ferry Court, Cardiff**

A larger style of two double bedroom apartment with a generous corner balcony providing extensive uninterrupted water views. Offered with NO CHAIN, the apartment offers 75 sq m of living space and has access to two gyms, a swimming pool, secure off-road parking and 24 Hour Concierge.

#### **Open Plan Living**

24' 7" x 14' 3" ( 7.49m x 4.34m )

Great open plan space with fantastic water views directly out onto Cardiff Bay, comprising kitchen with a range of base and wall units with worktops over incorporating electric hob with extractor hood over, integral single electric oven and fridge freezer. Separate space for dining and lounge area with patio doors and window leading out onto good sized corner balcony with extensive water/ bay views.

#### **Bedroom One**

16' 7" x 14' 3" ( 5.05m x 4.34m )

Double glazed door leading out onto balcony, door leading into en suite.

#### **En Suite**

White suite comprising large shower enclosure with mixer shower over, WC and wash hand basin.

#### **Bedroom Two**

14' 6" x 9' 7" ( 4.42m x 2.92m )

Double glazed door leading to balcony.

#### **Bathroom**

White suite comprising bath with mixer shower over, WC and wash hand basin.

#### **Amenities**

The property has lift access to each floor and has access to well maintained and attractive communal grounds, pool, sauna and two gyms, The Ferry Court site has secure gated access and a 24hr concierge service.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





## Welcome to

### Dovercourt House, Ferry Court, Cardiff

- A generous 75 Sq Mt of Living Space with No Chain
- Extensive views across Cardiff Bay from a Corner Balcony
- Two Double Bedrooms and En suite, access to balcony from the second bedroom
- Access to Swimming Pool, Two Gyms, Sauna and 24 hour Concierge
- Potential Rental Income of £1250 PCM

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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:

Directions 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. Dovercourt House is situated on the Waterfront at the end of the development overlooking Cardiff Bay.

**view this property online** [allenandharris.co.uk/Property/PNR106584](http://allenandharris.co.uk/Property/PNR106584)



Property Ref:  
PNR106584 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



  
allen & harris



**029 2070 5528**



[penarth@allenandharris.co.uk](mailto:penarth@allenandharris.co.uk)



6 Andrews Buildings, Stanwell Road, PENARTH,  
Wales, CF64 2AA



[allenandharris.co.uk](http://allenandharris.co.uk)