



**Davaar House, Ferry Court, Cardiff, CF11 0LA**

## **Welcome to**

### **Davaar House, Ferry Court, Cardiff**

**\*\*NEW PRICE\*\*** A fantastic apartment with TWO PARKING SPACES and a generous balcony providing water and garden views, which can be accessed from the lounge and both double bedrooms. Offered with NO CHAIN, the apartment benefits from secure parking, access to a gym, pool and a 24 Hour Concierge.

#### **Entrance**

Enter via a solid door to hall with double width storage/airing cupboard and electric panel radiator.

#### **Lounge & Kitchen**

13' 7" max x 24' 8" ( 4.14m max x 7.52m )

##### **Lounge Area**

Double glazed sliding door to balcony with both garden and water views, electric panel heater, open plan to the kitchen.

##### **Kitchen Area**

Floor and wall mounted kitchen units in cream gloss with work surface over, tiled splash-back, circular bowl and drainer sink unit with mixer tap over, electric hob with cooker hood and stainless steel splash-back, integrated fridge-freezer, dishwasher, eye-level electric oven and microwave, spotlights and space for table and chairs.

#### **Bedroom 1**

16' 3" x 9' 2" ( 4.95m x 2.79m )

Double glazed door to balcony, built out double wardrobe, electric radiator and door to ensuite.

#### **Ensuite**

WC with enclosed cistern and push button flush, wall mounted wash hand basin with mixer tap over, double width shower, fitted vanity mirror to one wall, ladder style radiator, spotlights, part tiled walls and tiled floor.

#### **Bedroom 2**

12' 3" x 9' 5" ( 3.73m x 2.87m )

Double glazed door to balcony and electric radiator.

#### **Bathroom**

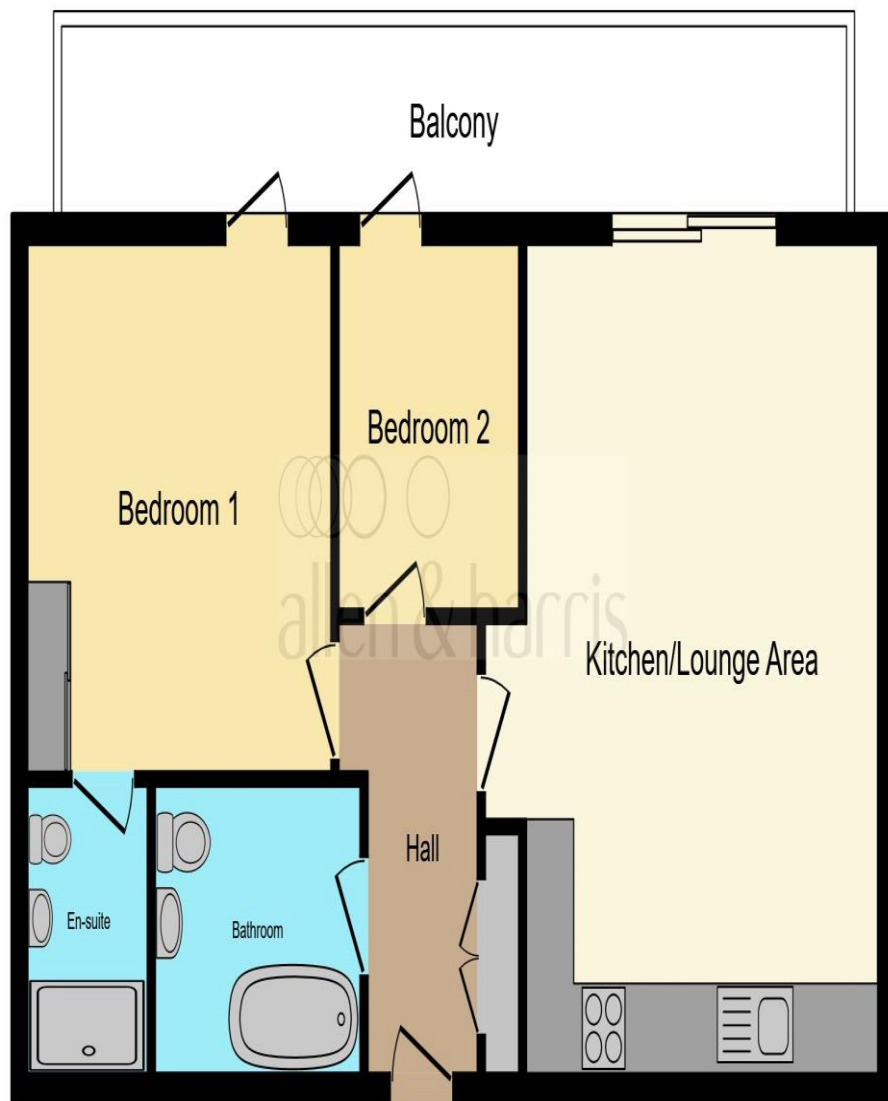
WC with enclosed cistern and push button flush, wall mounted wash hand basin with mixer tap over, panelled bath with shower and screen over, fitted vanity mirror to one wall, ladder style radiator, spotlights, part tiled walls and tiled floor.

#### **Parking**

The property benefits from an undercroft 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

### Davaar House, Ferry Court, Cardiff

- GENEROUSLY PROPORTIONED WITH 69 SQ MT OF LIVING SPACE, NO CHAIN AND TWO CAR PARKING SPACES
- EXTENSIVE VIEWS ACROSS GARDENS AND CARDIFF BAY FROM A BALCONY
- TWO DOUBLE BEDROOMS (BOTH WITH BALCONY ACCESS) AND ENSUITE
- ACCESS TO A POOL, GYM AND 24 HOUR CONCIERGE, SECURE GATED PARKING

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2200.00

Ground Rent: 250.00

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:

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 7 development can be found on the left hand side, opposite Morrisons supermarket. Douglas House is the fourth building on the right hand side.

**view this property online** [allenandharris.co.uk/Property/PNR106470](http://allenandharris.co.uk/Property/PNR106470)



Property Ref:  
PNR106470 - 0009

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.

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