



Davaar House, Ferry Court, Cardiff, CF11 0LB

Welcome to

Davaar House, Ferry Court, Cardiff

IS THIS THE BEST ONE BEDROOM APARTMENT IN FERRY COURT?? With its southerly facing water views from its generous balcony, larger style living space with lounge, dining or study area and a nicely appointed kitchen, parking, access to all resident amenities and NO CHAIN, you can decide for yourself!

Entrance Hall

Doors to bedroom, lounge and bathroom, large airing/utility cupboard and electric radiator.

Lounge / Diner

17' 9" max x 16' 11" (5.41m max x 5.16m)

A larger than average living room with an additional dining/study area, double glazing sliding door leading to the balcony, two electric panelled radiators, open plan to the kitchen area.

Kitchen Area

Floor and wall mounted kitchen units with work surfaces over, tiled splash-backs, single bowl and drainer sink unit with mixer tap over, electric hob with cooker hood and stainless steel splash-back, integrated fridge-freezer, integrated slim-line dishwasher, tiled floor.

Bedroom

11' 8" x 9' 10" (3.56m x 3.00m)

Double glazed door to balcony with double glazed full height window to side, electric radiator and wardrobe to one wall with sliding mirrored door

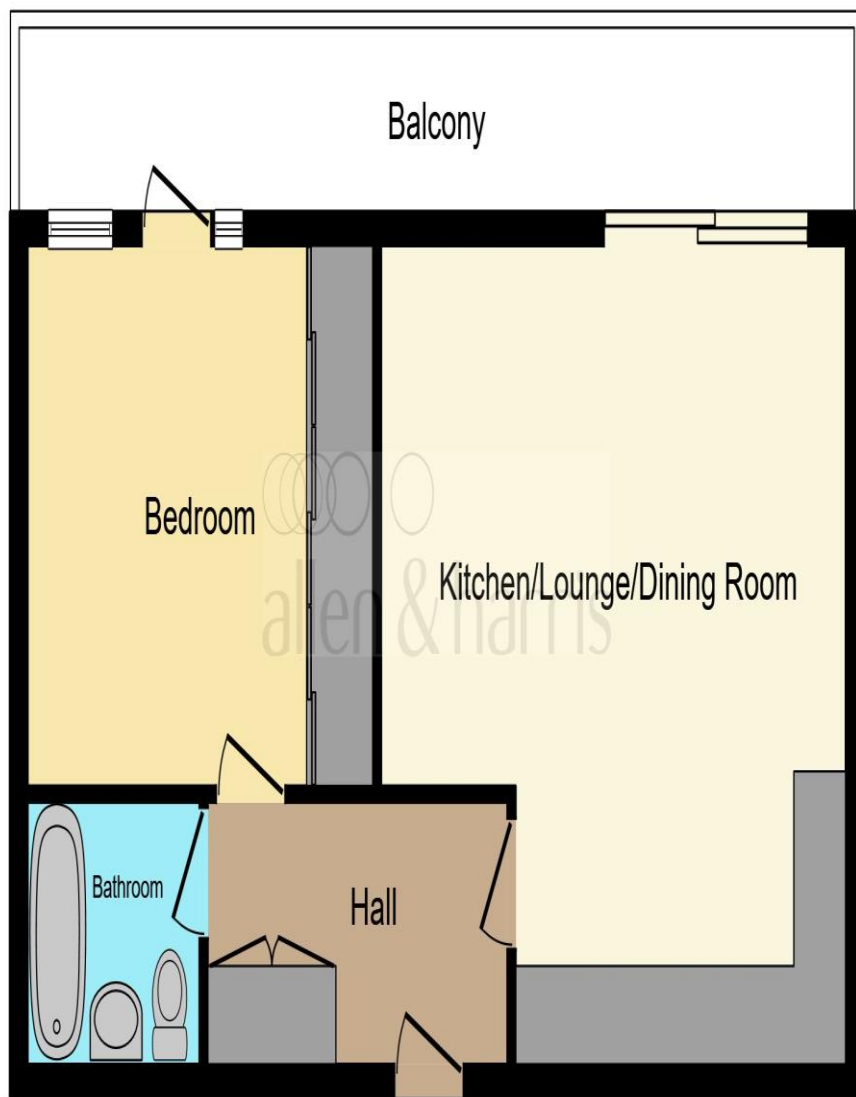
Bathroom

7' 2" x 5' 11" (2.18m x 1.80m)

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.

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



Welcome to

Davaar House, Ferry Court, Cardiff

- A superb 7th floor, furnished apartment with NO CHAIN, offering one of the best views in Ferry Court!
- Larger style, open plan living room with dining room and a nicely appointed kitchen.
- Southerly facing balcony with water views accessible from the bedroom and lounge
- One double bedroom, bathroom, parking space and lower management charges than a two bedroom
- Access to all the amenities in Ferry Court including swimming pool and two gyms.

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:

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. Davaar House is the fourth building on the right hand side.

view this property online allenandharris.co.uk/Property/PNR106699



Property Ref:
PNR106699 - 0008

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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