



Alderney House, Ferry Court, Cardiff, CF11 0JT

Welcome to

Alderney House, Ferry Court, Cardiff

Offered with NO CHAIN, this 3rd floor apartment is well presented throughout and boasts direct sea views from a covered balcony and has access to the array of Ferry Court amenities including a pool and gyms. The accommodation includes two double bedrooms, ensuite and an open plan living space.

Entrance Hall

Enter via a solid timber door, electric panel radiator and airing cupboard housing hot water tank.

Lounge / Diner

17' 3" x 14' 6" max (5.26m x 4.42m max)

Double glazed sliding door with double glazed windows to either side leading to a balcony with sea view, carpet flooring and two electric panel radiators.

Kitchen

Floor and wall mounted kitchen units with work surface over, one and a half bowl sink and drainer unit with mixer tap over, electric oven and hob with stainless steel cooker hood over and stainless-steel splash back, integrated dishwasher and integrated fridge-freezer.

Bedroom 1

15' 3" x 8' 10" (4.65m x 2.69m)

Double glazed floor to ceiling window to rear with water view, built out double wardrobe, electric panel 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

11' 2" x 9' 10" (3.40m x 3.00m)

Double glazed door to balcony, double glazed floor to ceiling window to rear with water views and electric panel heater.

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.

Balcony

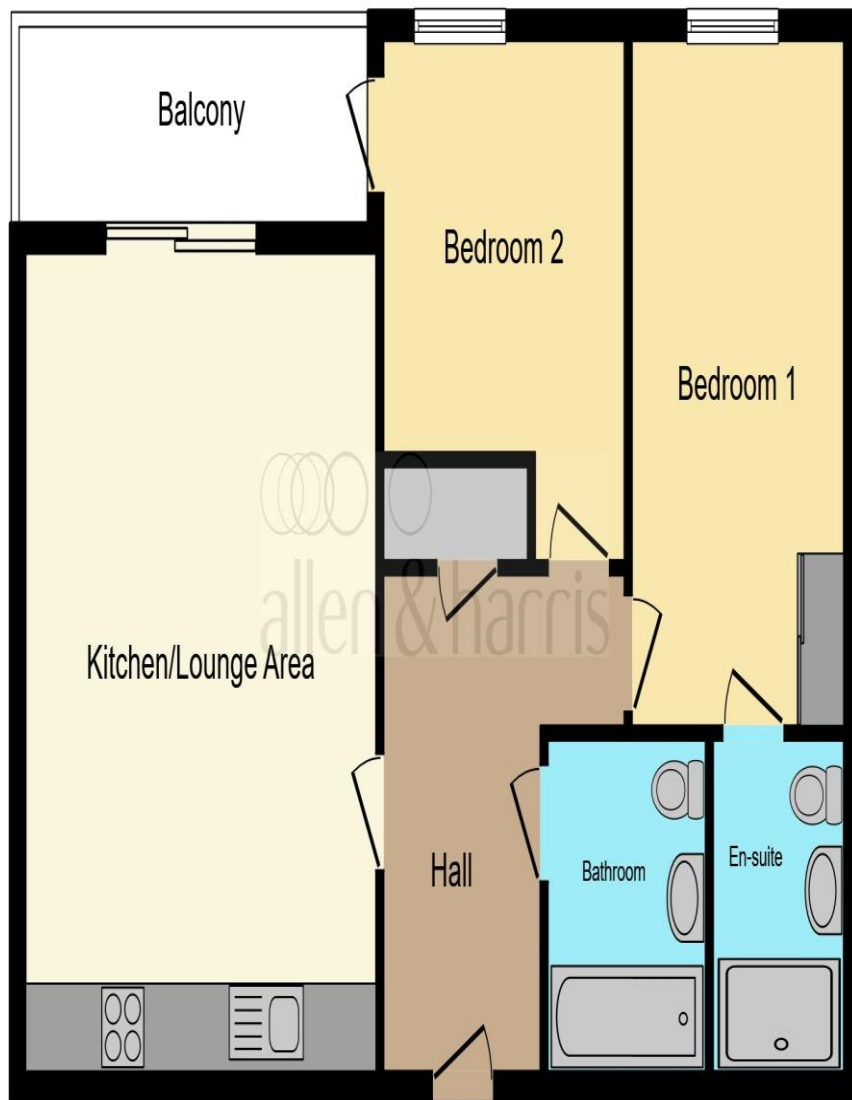
Sea views, laid to patio slab with glass balustrade

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



Welcome to

Alderney House, Ferry Court, Cardiff

- Beautifully presented 3rd floor apartment with sea views from covered balcony
- Spacious open plan lounge/kitchen replete with numerous appliances
- Master bedroom with fitted double wardrobe and a contemporary ensuite shower
- Further double bedroom and a well maintained bathroom, ideal for two sharers
- Lift access, secure undercroft parking space and access to pool and gym

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2485.00

Ground Rent: 228.00

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 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. Alderney House is the first building on the right hand side.

view this property online allenandharris.co.uk/Property/PNR106731



Property Ref:
PNR106731 - 0005

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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