



**Breakwater House, Ferry Court, Cardiff, CF11 0JQ**

## Welcome to

### **Breakwater House, Ferry Court, Cardiff**

A lovely 2nd floor apartment with a generous BALCONY accessed from the lounge and bedroom overlooking the gardens, with water views beyond. The apartment comes with NO CHAIN and offers a master bedroom, bathroom, living space with fitted kitchen, secure parking, gym and pool.

#### **Entrance Hall**

Entered via a solid timber door into an entrance hall with double width storage/airing cupboard housing hot water tank, electric radiator and doors to lounge, bedroom and bathroom.

#### **Lounge**

Double glazed sliding picture door to BALCONY overlooking the gardens, electric heater, open plan to kitchen.

#### **Kitchen**

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

#### **Bedroom 1**

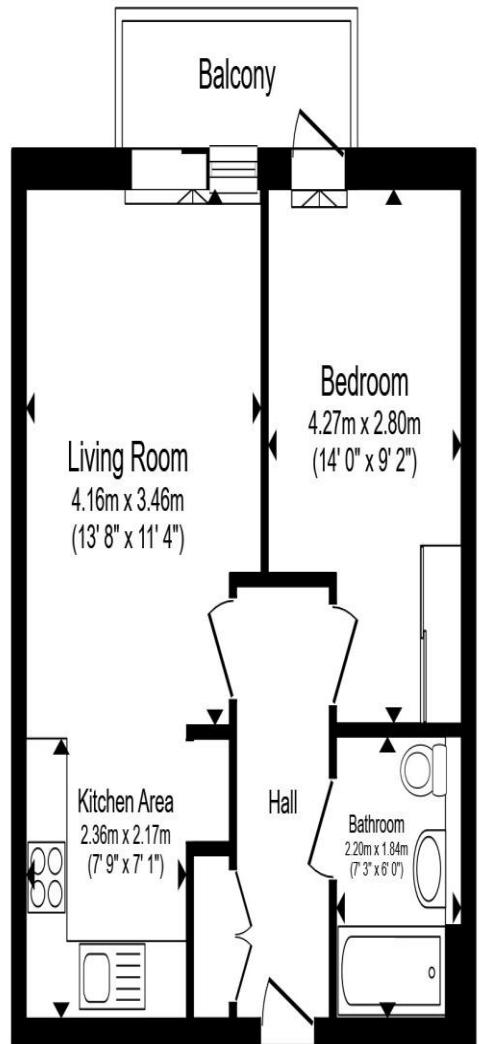
Double glazed door to BALCONY, built out double wardrobe and electric radiator.

#### **Bathroom**

Circular wall mounted wash hand basin with mixer tap over, wc with enclosed cistern and push button flush, panelled bath with mains fed shower and screen over, tiled floor and splash-backs, towel style radiator and spotlights.

#### **Parking**

Allocated parking space conveniently located directly outside the apartment



Total floor area 41.2 m<sup>2</sup> (443 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



# Welcome to Breakwater House, Ferry Court, Cardiff

- A second floor, one bedroom apartment offered with NO CHAIN
- Open-plan living space with fitted kitchen and access to a BALCONY
- Allocated parking space and lift access
- Access to site facilities including Swimming Pool, Sauna and Gym
- Close to amenities and excellent transport link to Cardiff and beyond

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

## directions to this property:

Postcode for Satnav users CF11 0JQ



**view this property online** [allenandharris.co.uk/Property/PNR106918](http://allenandharris.co.uk/Property/PNR106918)



Property Ref:  
PNR106918 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**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)