



8 Eddystone House, Ferry Court
Cardiff, CF11 0AU

Watts
& Morgan

8 Eddystone House, Ferry Court Cardiff, CF11 0AU

£129,950 Leasehold

1 Bedroom : 1 Bathroom : 1 Reception Room

Watts & Morgan are delighted to market this one bedroom third floor apartment situated in the highly desirable Cardiff Bay. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, open plan kitchen/dining/living room with access to a private balcony, spacious double bedroom and family bathroom. Externally the property enjoys a gated community with one allocated parking space and additional visitor parking available. The development further benefits from a 24 hour concierge service, gym and swimming pool facilities. EPC Rating 'C'.



Directions

- Cardiff City Centre 3.0 miles
 - M4 (J36) 8.9 miles
-

Your local office: Penarth

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Summary of Accommodation

ACCOMMODATION

A secure communal entrance is accessed via a fob which enjoys stairs and a lift to all floors. Apartment 8 is located on the third floor.

Entered via a solid wooden door into a welcoming hallway enjoying carpeted flooring, a door intercom entry system and a recessed storage cupboard housing the hot water cylinder.

The open plan living/dining/kitchen is the heart of the home and enjoys large double glazed sliding patio doors providing access onto a private balcony and enjoying views over the communal gardens. The living room benefits from carpeted flooring and two ceiling light points. The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; an 'Indesit' fridge/freezer, a 'Hotpoint' electric oven, a 'Hotpoint' 4-ring ceramic hob with an extractor fan over and an 'Indesit' washing machine. The kitchen further benefits from tile effect vinyl flooring, matching upstands, a stainless steel inset sink with a mixer tap over and recessed ceiling spotlights.

The bedroom is a spacious double bedroom enjoying carpeted flooring, a range of fitted mirrored wardrobes and a uPVC double glazed window.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a floating wash-hand basin and a WC. The bathroom further benefits from tile effect vinyl flooring, partially tiled walls, a wall mounted chrome towel radiator and recessed ceiling spotlights.

GARDENS AND GROUNDS

The apartment enjoys communal gardens, 24 hour concierge service, one allocated car parking space with additional visitor parking spaces available and on-site gym and swimming pool facilities.

SERVICES AND TENURE

Electric and water mains services connected.

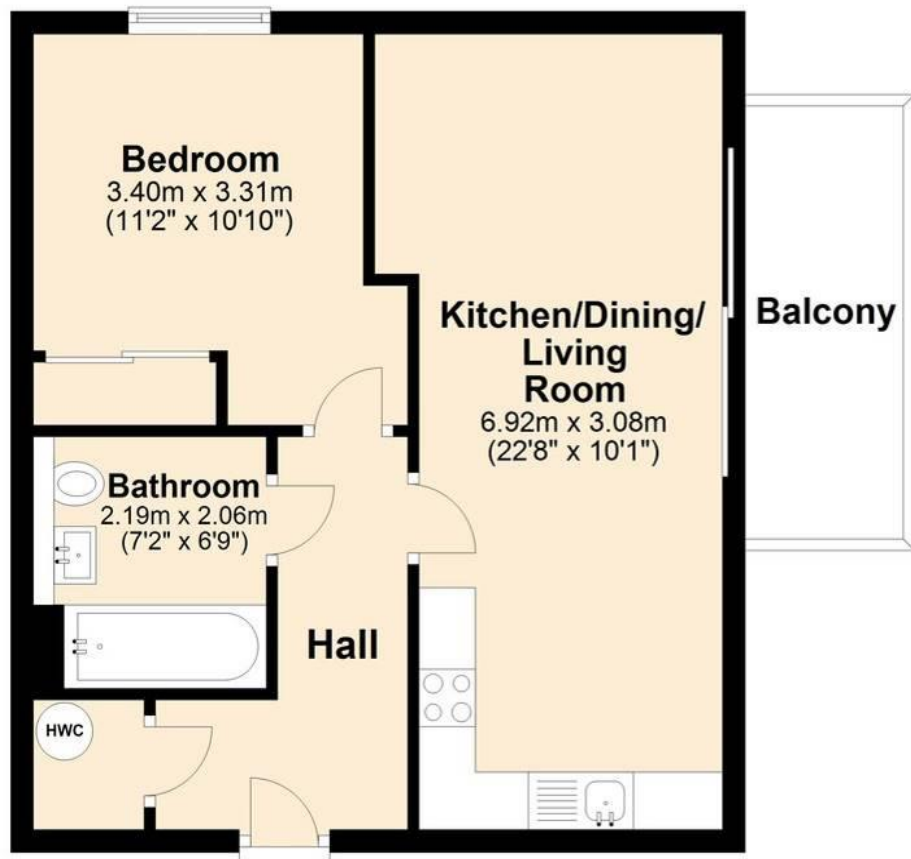
Leasehold - 125 years from 2006 (approximately 109 years remaining).

We have been reliably informed that the service charge is £2,575.64pa.

We have been reliably informed that the ground rent is £225.810pa.

Third Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



Total area: approx. 42.2 sq. metres (454.2 sq. feet)

Plan produced by Watts & Morgan LLP.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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