

# Ferry Court

CARDIFF BAY, CF11 0JJ

GUIDE PRICE £180,000

Hern &  
Crabtree





# Ferry Court

This exquisite penthouse flat offers a perfect blend of modern living and views over Penarth. Recently refurbished to a high standard, this top-floor apartment boasts a spacious reception room that leads out to a full-length 11 metre west-facing balcony, making it an ideal spot for relaxation or entertaining guests.

The property features two generously sized double bedrooms, each equipped with built-in mirrored wardrobes, providing ample storage and a touch of elegance. The newly installed modern kitchen is a chef's delight, complete with a fridge freezer and dishwasher, ensuring convenience and style for your culinary adventures.

Residents of the building also benefit from exclusive access to a gym and swimming pool, promoting a healthy and active lifestyle right at your doorstep. This penthouse flat is not just a home; it is a lifestyle choice, offering comfort, luxury, and a sense of community in a sought-after location.

One of the standout features of this property is the designated parking bay, complemented by additional bays for visitors, ensuring that parking is never a hassle. The added benefit of concierge security and an intercom video system provides peace of mind, making this flat a secure and safe choice.

The location is truly exceptional, with extensive shopping and leisure facilities just a short walk away. The vibrant Cardiff Bay, known for its lively atmosphere and array of restaurants, bars, and cultural attractions, is also within easy reach. Furthermore, the recent approval of the Sports Village development promises to enhance the local area, offering even more amenities and activities for residents.



**665.00 sq ft**

#### Entrance Hall

Enter from the communal hallway. Video telephone intercom. Fitted storage cupboard with concealed hot water tank. Doors leading to:

#### Kitchen/Lounge/Diner

18'1 max x 13'11 max

Open plan kitchen/lounge/diner. Double glazed sliding doors leading out to the balcony. Wall and base units with complimentary worktops over. Integrated stainless steel one bowl sink with mixer tap. A four-ring electric induction hob with panelled splashback. Integrated microwave/oven and separate oven. Integrated slimline dishwasher. A space for awashing machine. It has an American style fridge freezer. Breakfast bar. Tiled flooring. Electric radiator.

#### Bedroom One

11'5" max x 10'1" max

Double glazed sliding doors leading to the balcony. Fitted wardrobes.

#### Bedroom Two

10'3" max x 10'3" max

Double glazed sliding doors leading to the balcony. Fitted wardrobes.

#### Bathroom

7'9" max x 6'4" max

W/C and wash hand basin. Bath with fitted shower over and glass splashback screen. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

#### Balcony

Glass balustrade. Timber decked flooring.

#### Tenure

Leasehold. 125 year lease from 2003 with 103 years remaining.

#### Facilities

Gym and swimming pool facilities within the same building.

#### Parking & Communal Spaces

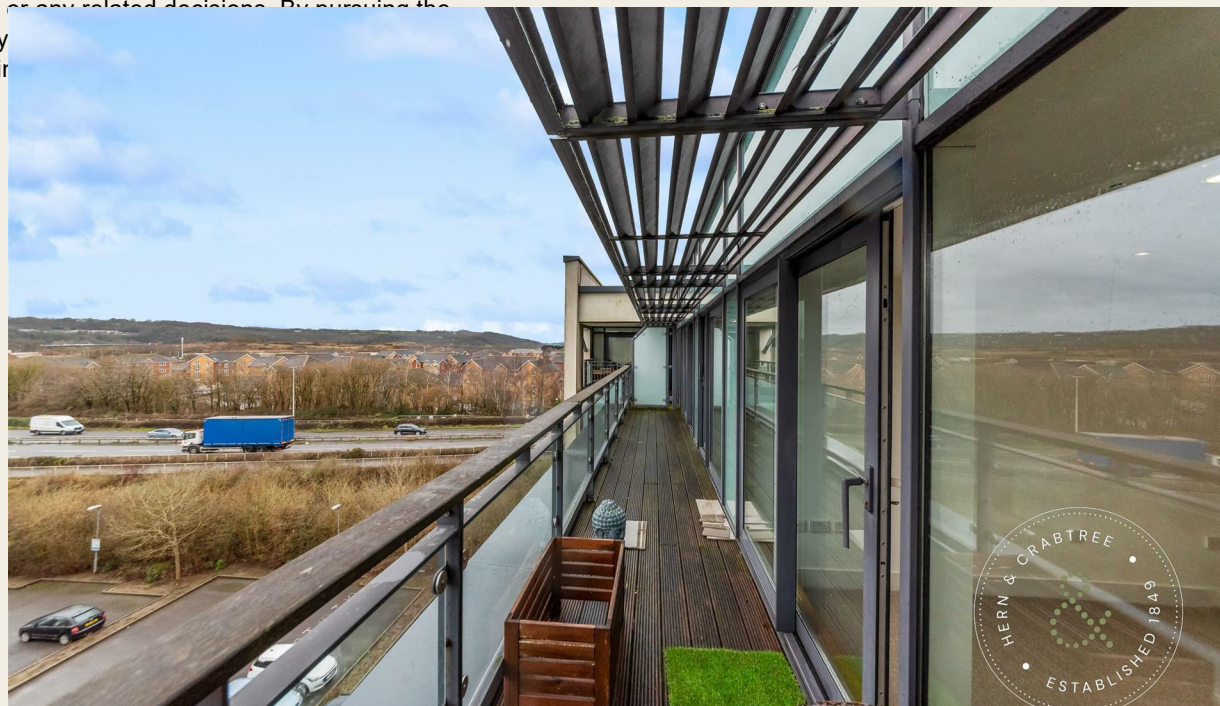
One allocated parking space. Additional visitor parking available.

#### Additional Information

Council Tax Band E (Cardiff). EPC rating

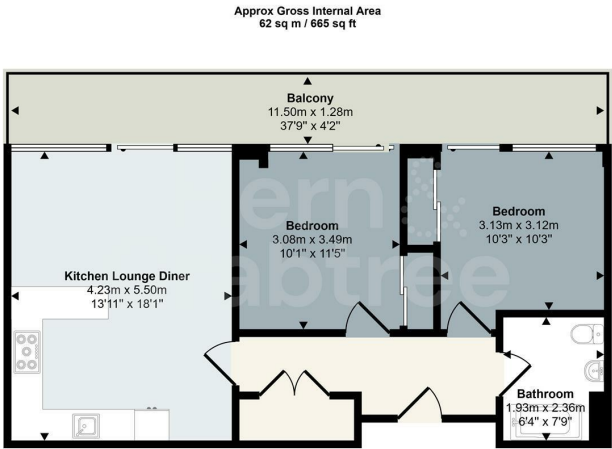
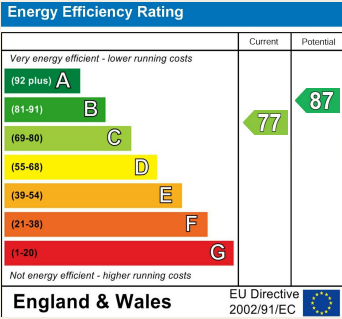
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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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