



KEY
EXECUTIVE
SALES

Offers In Excess Of £130,000 Isle House, Prospect Place, Ferry Court CF11 0JJ



- 10% Gross Yield – Strong rental return for investors.
- Tenanted – Instant income from day one.
- Prime Location – Popular Cardiff Bay development.
- Modern Layout – Two doubles, two bathrooms, open-plan living.
- Secure Complex – Concierge, leisure facilities, parking.
- High Demand Area – Consistent rental performance.



, Lady Isle House, Prospect Place,
Ferry Court, CF11 0JJ

Investors — don't miss this high-yield opportunity in the heart of Cardiff Bay! This modern two-bedroom, two-bathroom apartment in the sought-after Prospect Place development is being sold with tenants in situ, offering an immediate income stream from day one.

Located within one of Cardiff Bay's most desirable gated waterside developments, the property benefits from 24-hour concierge service, on-site leisure facilities, and secure allocated parking. The apartment is well-presented throughout, featuring a spacious open-plan living and dining area with balcony access, a fully fitted kitchen, two double bedrooms (one with en-suite), and a modern family bathroom.

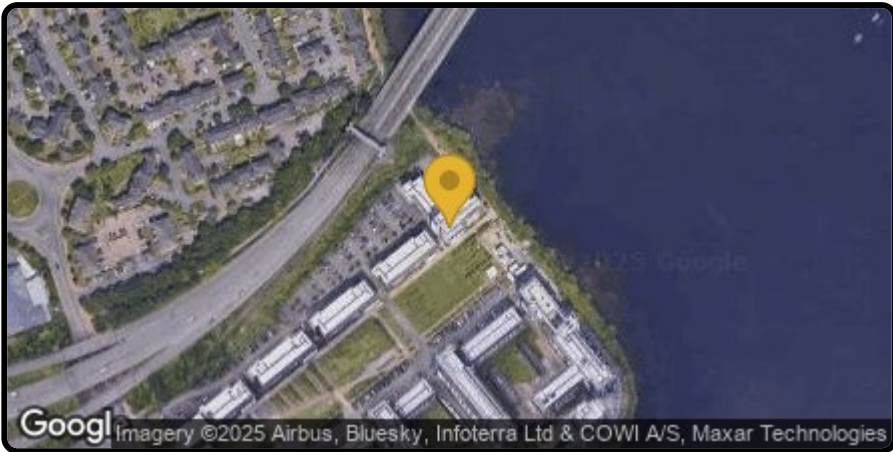
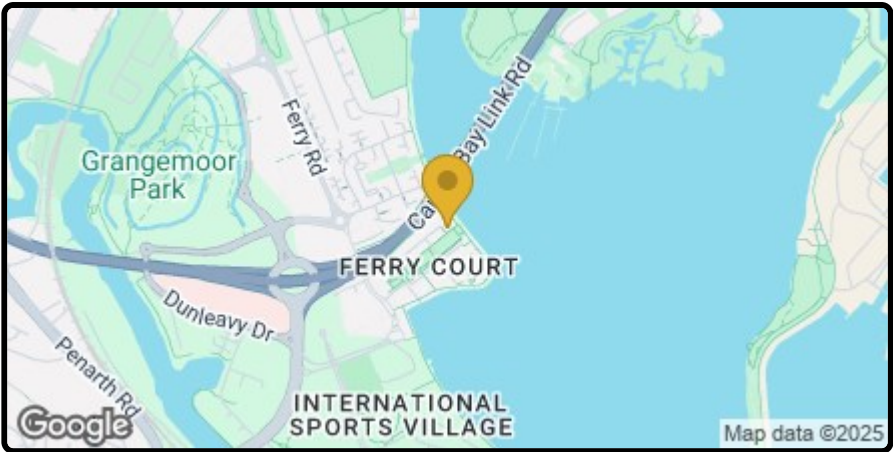
With a gross yield of 10%, this property represents an attractive addition to any buy-to-let portfolio. The strong rental demand in Cardiff Bay, combined with the development's proximity to Mermaid Quay and excellent transport links to the city center, ensures consistent occupancy and long-term capital growth potential.

This is an investor-only sale, with reliable tenants already in place providing instant returns. To learn more or request further financial details, contact us today — opportunities like this in Prospect Place rarely stay available for long.

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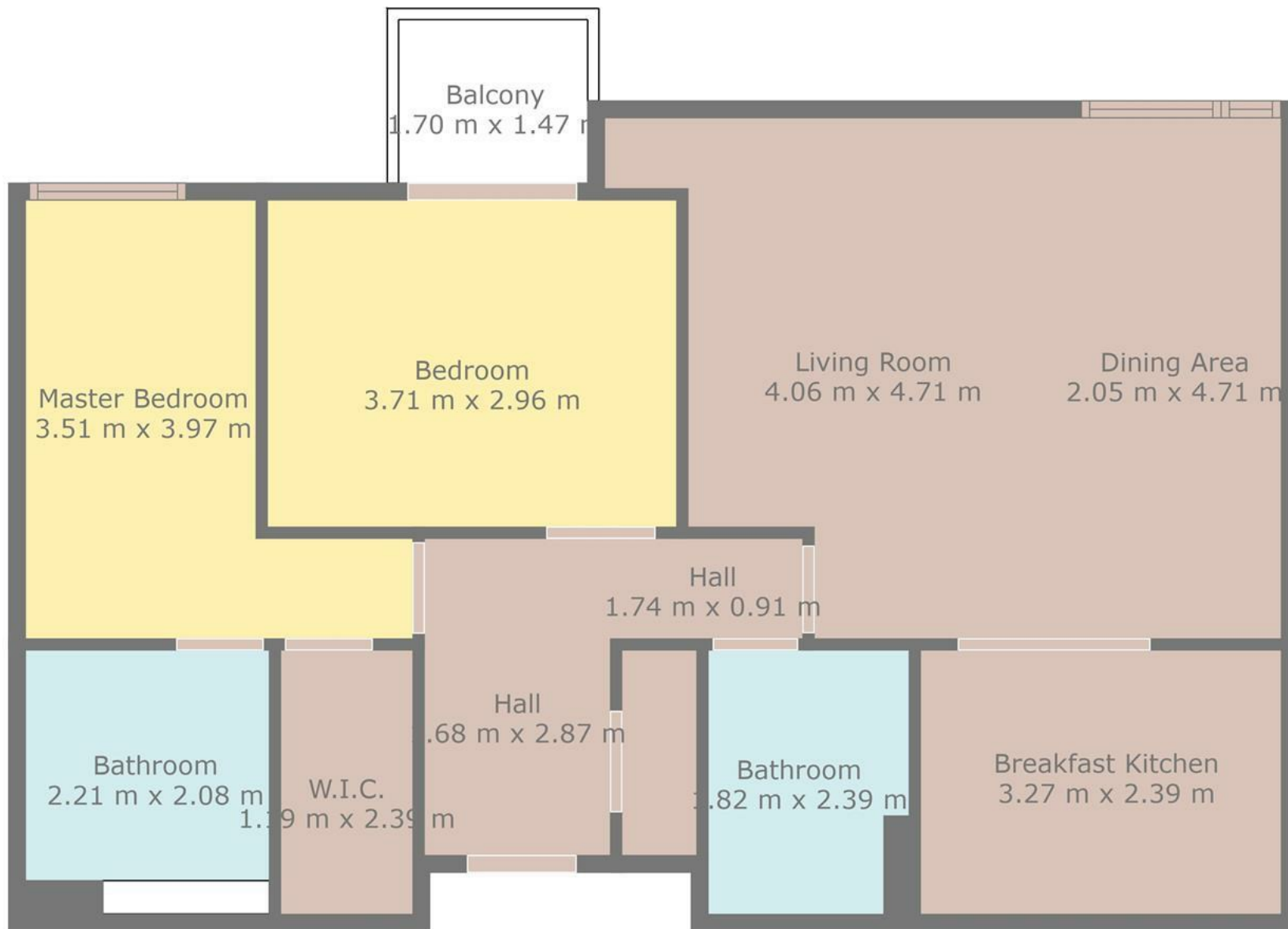
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
73		83
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



TOTAL: 77 m2
FLOOR 1: 77 m2
EXCLUDED AREAS: BALCONY: 3 m2, WALLS: 5 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.