



# FERRY COURT

CARDIFF BAY









## FERRY COURT

CARDIFF BAY, CF11 0AW - £1,400



2 bedroom(s)



2 bathroom(s)



723.00 sq ft

**\*\*BALCONY WITH WATER VIEWS\*\***In the popular Prospect Place development in Cardiff Bay and located in its newest tower, Pendeen House, is this superbly presented and spacious 11th floor two bedroom, two bathroom apartment. Perfect for a couple or two friends, sharing the property boasts two generously sized double bedrooms, the one bedroom also benefiting from private en-suite shower room and fitted wardrobe. The property also offers master bathroom with bathtub and shower over. The living space is a lovely area with modern-fitted kitchen with integrated appliances (to include a dishwasher,) breakfast bar and excellent storage space. The living room is open-plan to the kitchen and offers loads of natural light, lovely water views via the balcony. The property further benefits from a storage cupboard, extra large allocated parking for one car and access to the leisure facilities in the complex of pool and gym. A lovely property that we're delighted to offer. Available furnished. Water rates included in the monthly rent.

Council Tax Band E  
EPC Rating C

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

### PROPERTY SPECIALIST

**Miss Lauren King**

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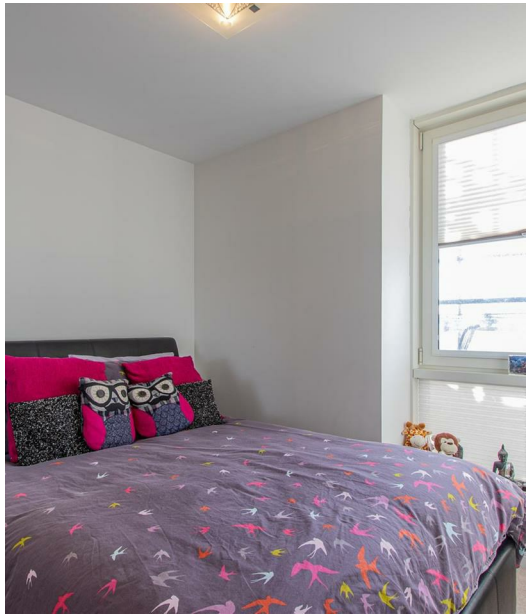
Lettings Negotiator












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>77</b>	<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

















Pendeen House, Ferry Court, Cardiff Bay



















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Comments by Miss Lauren King

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# Pendeen, Prospect Place



Total Area: 67.2 m<sup>2</sup> ... 723 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



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Jeffrey Ross