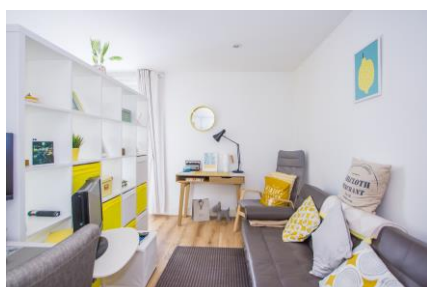


# 27 Hartland House

Ferry Court, Prospect Place, Cardiff, CF11 0JE



A very well presented third floor studio apartment, located in a gated development with 24 hour concierge, ideal for first time buyers, investors and those looking for a base in the area. This is a turn-key property and can be sold fully furnished. In excellent order throughout and comprising a hall, living room / bedroom, kitchen and bathroom. The property benefits from use of all of the communal facilities that Ferry Court has to offer which includes the 24 hour concierge, lifts to all floors, two gyms and a swimming pool. The location is ideal for access into Cardiff Bay, Cardiff city centre and out to the M4. Sold with no onward chain. Viewing advised. EPC: B.

**David  
Baker & Co.**

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## **Accommodation**

### **Entrance Hall**

Wood effect laminate flooring. Open to the living room. Door into the shower room. Power points.

### **Living Room / Bedroom 15' 6" x 13' 1" (4.72m x 4m)**

Wood effect laminate flooring continued from the hall. Large built-in cupboard with hot water cylinder. Aluminium double glazed doors onto a Juliete balcony. Wall mounted electric heater. Recessed lights. Power points, phone and TV point. Open to the kitchen.

### **Kitchen 5' 3" x 9' 8" (1.59m x 2.95m)**

Tiled flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including a four zone electric hob, electric oven, extractor hood and fridge freezer. Plumbing for washing machine and dishwasher. Recessed lights. Power points. One and a half bowl composite sink with drainer.

### **Bathroom 5' 5" x 7' 3" (1.66m x 2.21m)**

Tiled floor and walls with recently fitted acrylic shower panels. Suite comprising a shower cubicle with mixer shower, a WC and a sink with storage below. Shaver point. Fitted mirror. Extractor fan. Heated towel rail.

### **External Areas and Communal Facilities**

The property benefits from an allocated parking space and the use of extensive communal facilities including gardens, gym and swimming pool.

## **Additional Information**

### **Tenure**

The property is held on a leasehold basis (CYM170444) with 125 years from January 2003 (102 years remaining).

### **Service Charge**

We have been informed by the seller that the current service charge is £2119.30 per year, paid in two £1059.65 installments and this cost includes buildings insurance and water rates.

### **Ground Rent**

We have been informed by the seller that the current ground rent per is £150 per year, paid £75 twice yearly.

### **Council Tax Band**

The Council Tax band for this property is C, which equates to a charge of £ 1,785.65 for 2026/27.

### **Approximate Gross Internal Area**

347 sq ft / 32.2 sq m.

### **Utilities**

The property is connected to mains electricity, water and sewerage services.

### **Notes**

For those looking at the property as an investment, there is potential rental income of £750-£850 a month which could equate to a yearly yield of £9,600.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Floor Plan

