

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



FERRY COURT



COMMUNAL ENTRANCE

Entry via security intercom, access to all apartments via lift and stairs.

HALL

Spacious entrance hall, access to all rooms, with double doors to cloaks/airing cupboard housing hot water cylinder.

LOUNGE KITCHEN

6.86m max x 3.68m max (22'6" max x 12'01" max)

Contemporary open plan living combining the living area with the kitchen.

To the lounge sliding patio doors lead out onto the terraced balcony and affording a stunning water view, TV point, telephone point.

Kitchen fitted with a range of wall and base units with granite worktop and under mounted sink with mixer tap, appliances include dishwasher, washer/drier plus fridge & freezer and built in oven, hob & hood.

BEDROOM 1

4.24m max x 2.69m (13'11" max x 8'10")

Generous double bedroom, sliding patio door onto the terrace with water views, built in double wardrobes - mirrored sliding doors, TV point, telephone point.

EN SUITE SHOWER ROOM

Stylishly appointed, double enclosure with shower, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround, extractor fan, heated towel rail, shaver point.

BEDROOM 2

3.07m x 3.05m (10'1" x 10')

Double bedroom, glazed door onto the terrace.

BATHROOM

Stylishly appointed, panel bath with shower and glass screen, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround, extractor fan, heated towel rail, shaver point.

GROUNDS

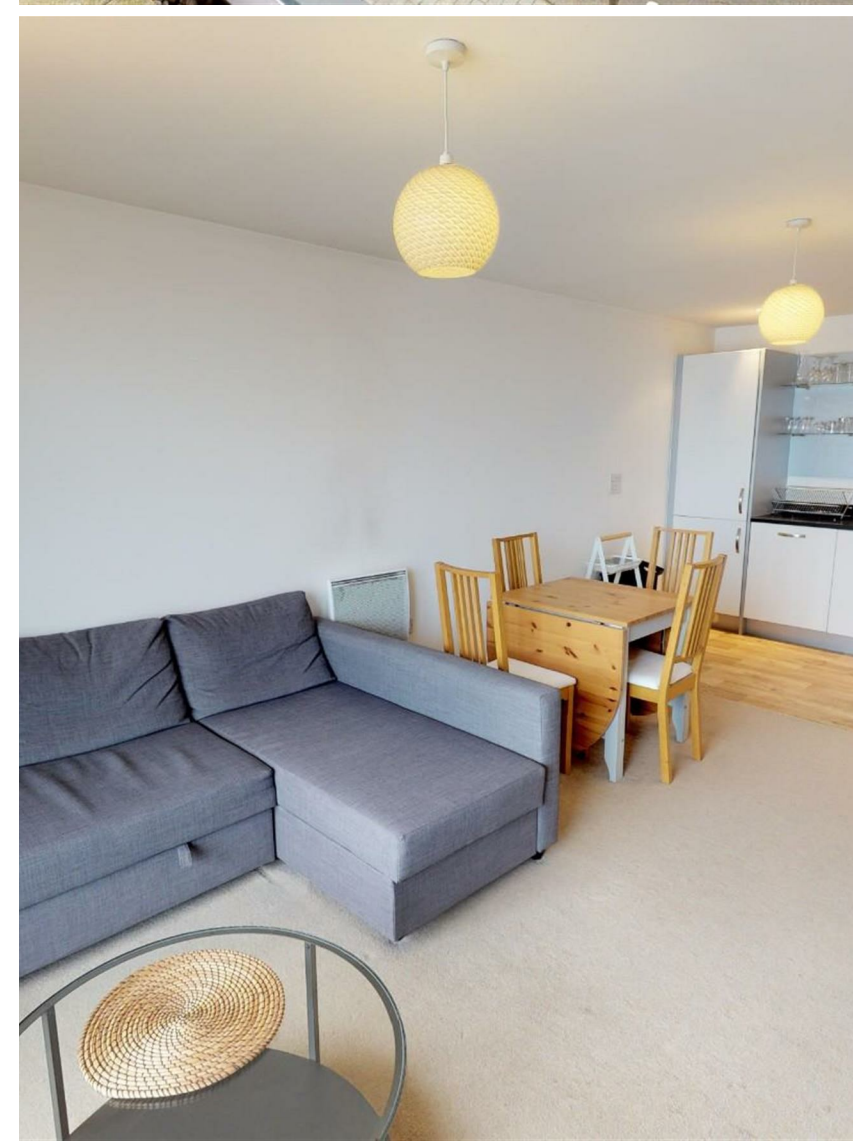
Set in landscaped well tended grounds, approach via automatic electric gates to an allocated parking space plus numerous visitor parking available.

INFORMATION

We believe there is a 125 year lease from January 2006 with 108 years remaining.

Please Note:

Photographs are pre-tenancy.





FERRY COURT , CF11 0AU - £220,000



2 Bedroom(s)



2 Bathroom(s)



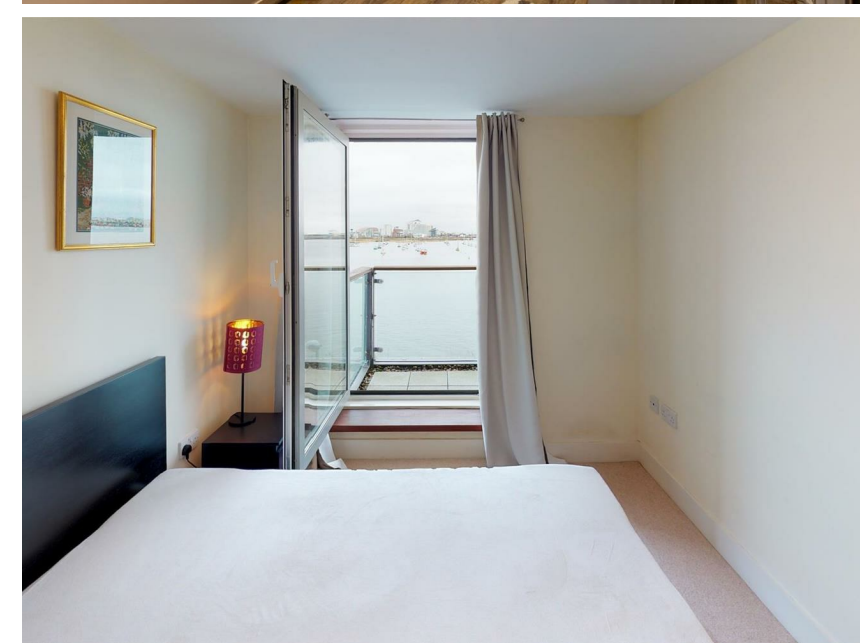
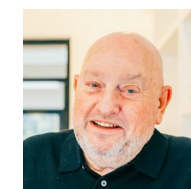
722.00 sq ft

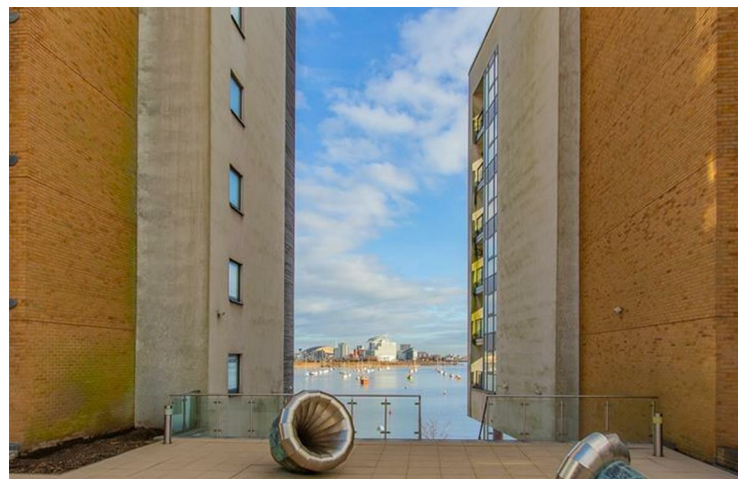
Offered for sale this well presented 2nd floor waterside apartment. No on-going chain. Boasting spectacular water views from the full width terraced balcony. Remedial cladding works have been completed with certification to be issued. Complex benefits from secure gated entry with concierge plus fitness suites including gymnasium and swimming pool plus jacuzzi. Briefly comprising communal entrance via video entry, private hall, lounge open to a fully integrated kitchen, 2 double bedrooms - built in wardrobes plus en suite shower room to the master plus stylishly appointed bathroom. Complimented with double glazing and electric heating. Benefitting from a lease with over 107 years remaining. Viewing highly recommended.



PROPERTY SPECIALIST

Mr Jeff Hopkins
jeff@jeffregross.co.uk
02920 499680
Valuer

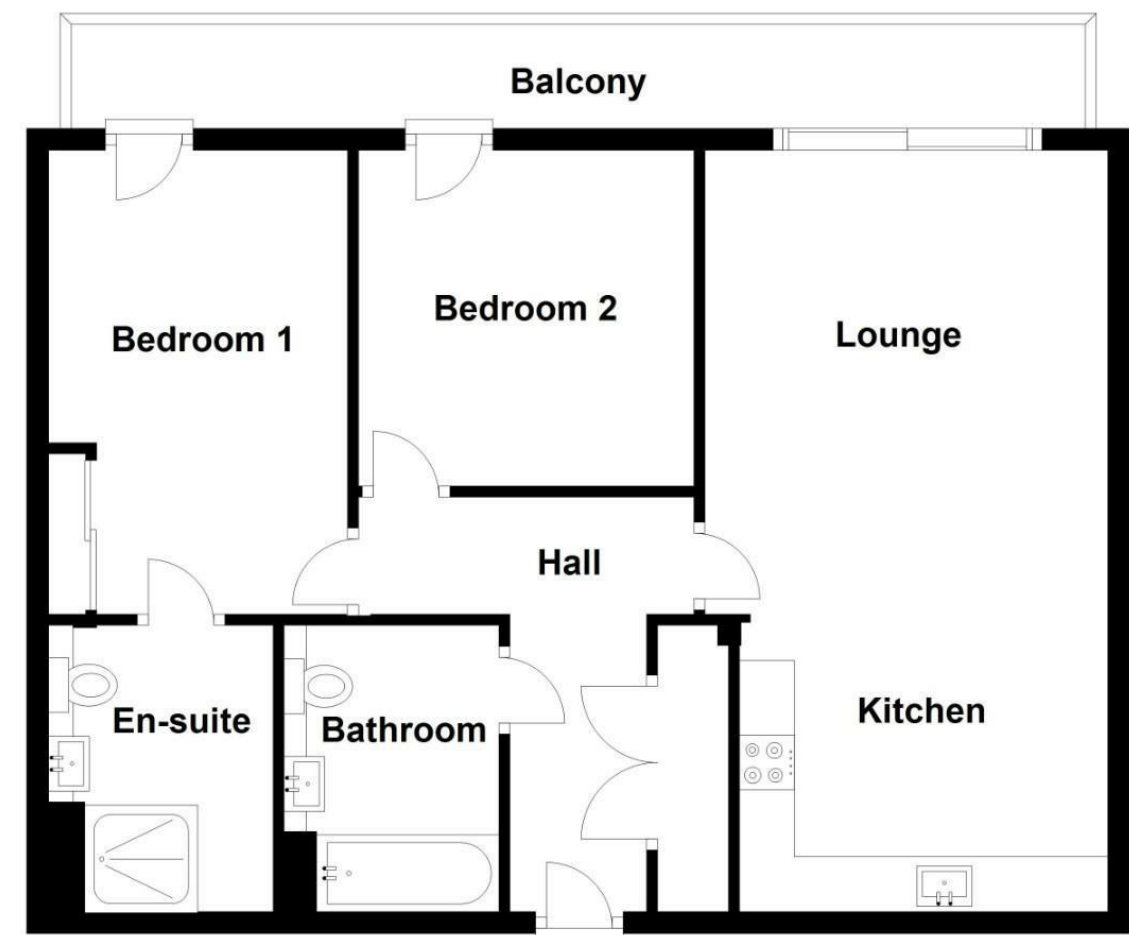




 Eddystone House, Ferry Court, Cardiff

Second Floor

Approx. 67.1 sq. metres (722.2 sq. feet)



Total area: approx. 67.1 sq. metres (722.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	