



43 Douglas House, Ferry Court  
Cardiff, CF11 0LD

Watts  
& Morgan

# 43 Douglas House, Ferry Court

Cardiff, CF11 0LD

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**£185,000 Leasehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A spacious 4th floor, two bedroom apartment enjoying elevated water views. Conveniently located to local amenities, Cardiff City Centre, transport links and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room, spacious primary bedroom with en-suite, second double bedroom and a bathroom. Externally the property benefits from access to communal gardens, gym, swimming pool and one allocated parking space. Being sold with no onward chain.

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## Directions

Cardiff City Centre – 2.2 miles

M4 Motorway – 8.6 miles

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Your local office: Penarth

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## Summary of Accommodation

### Accommodation

A secure communal entrance accessed via a fob with stairs and a lift to each floor. Apartment 43 is located on the 4th floor.

Entered via a solid wooden door into a hallway benefiting from carpeted flooring, a wall mounted intercom system and a recessed storage cupboard housing the 'Evocyl' hot water cylinder with space and plumbing provided for freestanding white goods.

The open plan kitchen/dining/living room benefits from carpeted flooring and large uPVC double glazed sliding doors providing access onto the balcony enjoying elevated views over communal gardens and Cardiff Marina. The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; a fridge/freezer, an electric oven, a 4-ring electric hob with an extractor fan over, a dishwasher and a microwave. The kitchen further benefits from matching upstands, a stainless steel splashback, a stainless steel sink with a mixer tap over, recessed ceiling spotlights and an extractor fan.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes with mirrored sliding doors and a double glazed door providing access to the balcony. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a floating wash-hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator, recessed ceiling spotlights and an extractor fan.

Bedroom two is another double bedroom benefiting from carpeted flooring and a double glazed door providing further access to the balcony.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a floating wash-hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator, recessed ceiling spotlights and an extractor fan.

### Garden & Grounds

43 Douglas House benefits from access to communal gardens, a gym, an indoor swimming pool and one allocated undercroft parking space.

### Additional Information

Electric and water mains connected.

Leasehold – 125 years from 2006 (approx. 105 years remaining).

We have been reliably informed that the service charge is £2,800pa.

We have been reliably informed that the ground rent is £150pa.

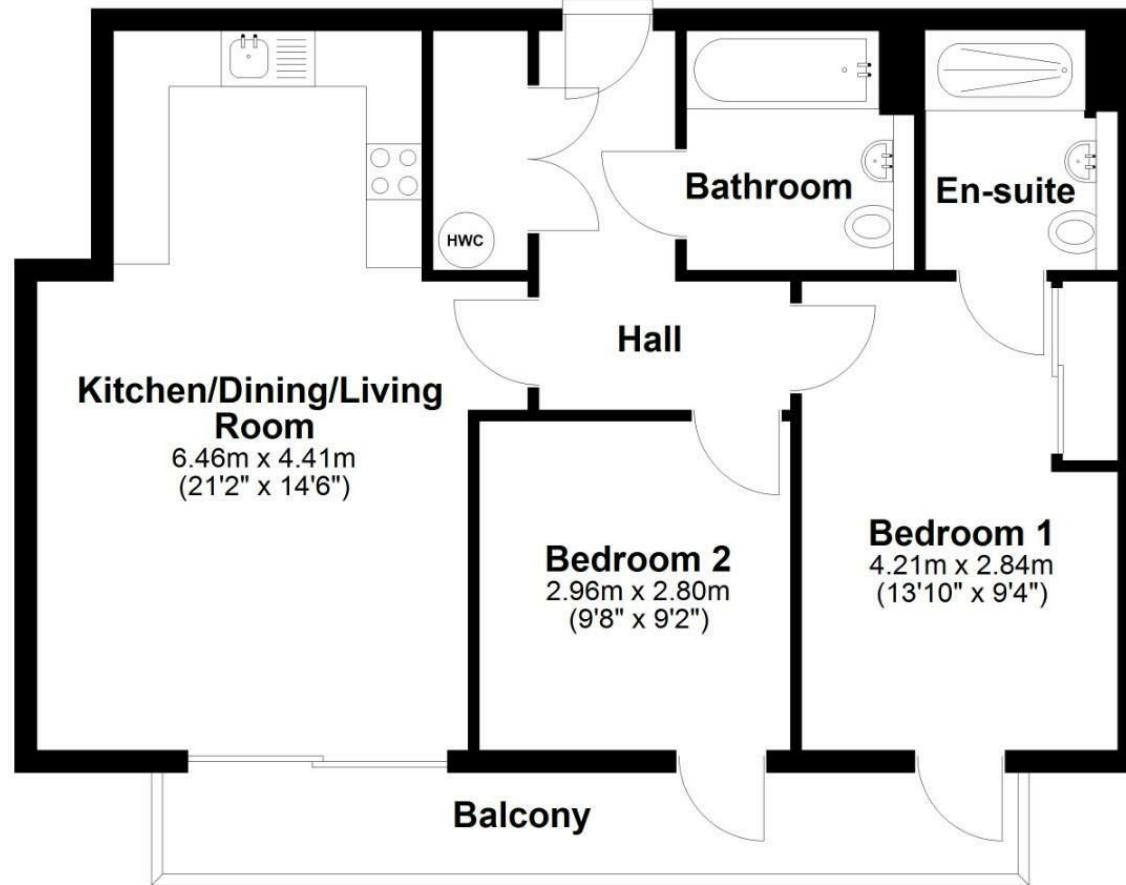
Council tax band 'E'.

EPC rating 'C'.



## Fourth Floor

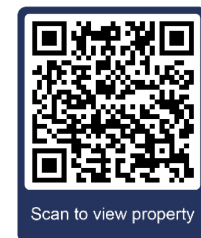
Approx. 61.2 sq. metres (658.9 sq. feet)  
(excluding Balcony)



Total area: approx. 61.2 sq. metres (658.9 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	70	76
	EU Directive 2002/91/EC	



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