



## 2 Kilcredaun House Ferry Court

Cardiff, CF11 0JG

£750 Per Calendar Month

HARRIS & BIRT



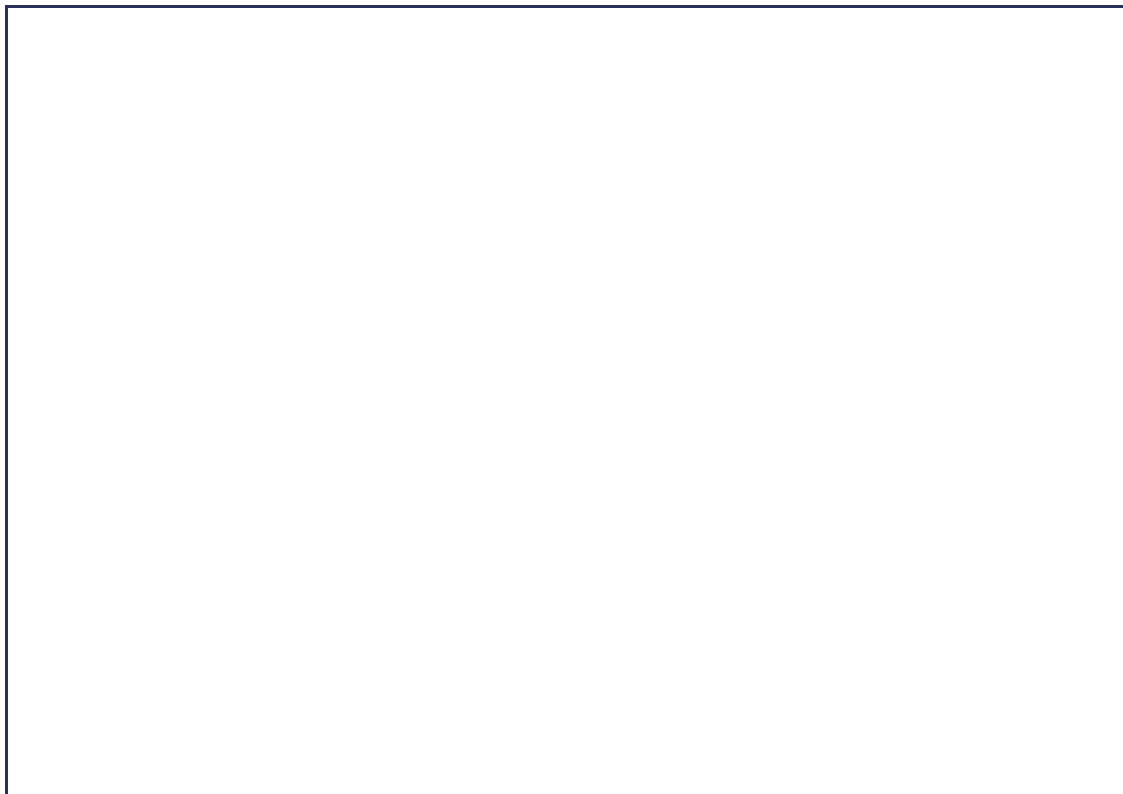
A well presented furnished studio apartment situated on the ground floor of the popular Kilcredaun building within the sought after Prospect Place development in Cardiff Bay. The accommodation briefly comprises: entrance hall leading to a spacious lounge/bedroom area, separate galley kitchen and a modern shower room.

The property further benefits from one allocated parking space, concierge service, secure entry system with CCTV intercom and access to the on-site leisure facilities including a gymnasium and swimming pool. Heating and hot water are provided via an electric system.

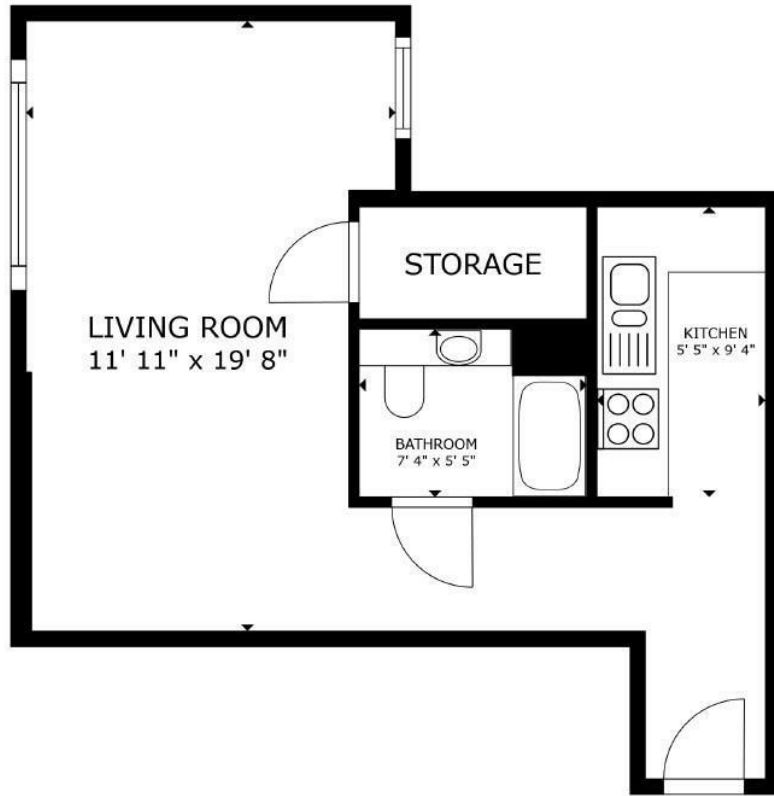
Prospect Place is ideally located with convenient pedestrian access to a nearby retail park together with excellent transport links to Cardiff City Centre, Penarth and the M4 corridor. Council tax band C. EPC Rating D. Deposit of £850. Available immediately at £750 - to include water rates. One parking space available.











FLOOR PLAN

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GROSS INTERNAL AREA  
FLOOR PLAN 417 sq. ft.  
TOTAL : 417 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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