



Dovercourt House, Ferry Court, Cardiff, CF11 0AS

Welcome to

Dovercourt House Ferry Court, Cardiff

Located in the modern development of Ferry Court, this beautifully presented 6th floor apartment offers two double bedrooms with direct balcony access from each room that overlooks Cardiff Bay and the Channel, plus access to a pool, secure parking gym and 24hour Concierge.



Entrance Foyer

Communal Entrance. Access to lift and stairs. Access to carpark. Intercom system.

Entrance Hall

Doors to all rooms: 2 bedrooms, bathroom and living room/kitchen. Large storage cupboard with boiler. Ceiling lights. Fire & smoke alarm.

Living Space / Kitchen Area

Open plan living room/kitchen has sliding patio double doors overlooking the Bay out onto the balcony. 2x ceiling lights/fan. Carpeted throughout the living room. TV & telephone aerial point with Internet access. Fitted kitchen. Oven, hob & extractor fan. Wall units. Stainless-steel sink with taps. Switches for cooker hood, plinth heater & fridge freezer. Smoke & fire alarm. Luxury vinyl flooring. Spotlights in kitchen area.

Bedroom One

Tilt & turn PVC double glazed door/window overlooking Cardiff Bay giving access onto the balcony and providing water views. Built in sliding wardrobes. Ceiling light/fan. Carpeted flooring. Door to ensuite.

Ensuite

Newly refurbished built in shower. Wash hand basin with mixer tap & vanity. WC. Heated ladder style towel rail. Spotlights.

Bedroom Two

Tilt & turn PVC double glazed door/window overlooking Cardiff Bay giving access onto the balcony and providing water views. Ceiling light/fan. Carpeted flooring,

Bathroom

Wash hand basin with mixer tap & vanity. WC with enclosed cistern and push button flush. Bath with shower over. Built in extractor fan. Tiled walls. Heated ladder style towel rail. Spotlights.

Balcony

This balcony boasts over 30ft in length of private unobstructed water views overlooking Cardiff Bay with glass balustrade.

Undercroft Parking

The property benefits from an allocated undercroft parking space.

Amenities

The property has lift access to each floor and has access to well maintained and attractive communal grounds, pool, sauna and two gyms, The Ferry Court site has secure gated access and a 24hr concierge service.



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Welcome to

Dovercourt House, Ferry Court, Cardiff

- Beautifully maintained two-bedroom waterfront apartment
- Expansive full-width balcony offering breathtaking views over Cardiff Bay and the Bristol Channel
- Generous main bedroom with en-suite facilities, complemented by a modern family bathroom
- 24-hour concierge providing convenience and peace of mind
- Residents benefit from access to two fitness suites and a swimming pool

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2600.00

Ground Rent: 226.60

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
PNR107128 - 0003

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