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CARDIFF VALE CAERPHILLY BRISTOL



Alderney House

PROSPECT PLACE



The development of Prospect Place has proven to be an incredibly popular place to live for young and old alike. Its a safe environment with its gated entry and tranquil given the expansive central communal lawns and of course the amazing water views.

Comments by Mr Paul Davies



Property Specialist

Mr Paul Davies

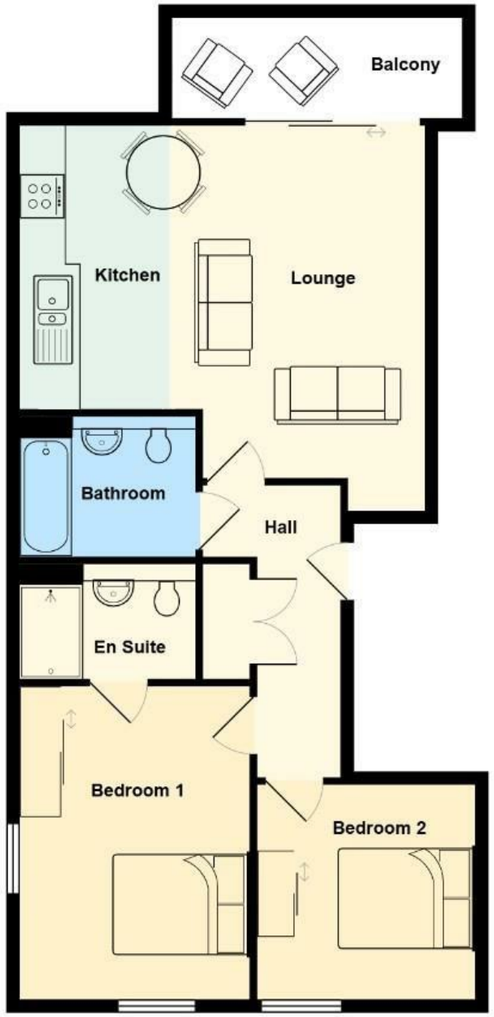
Property Management Co-ordinator

paul.davies@jeffreyross.co.uk

We bought this flat from new, taken in by its fantastic views across Cardiff Bay and beyond. We had intended ultimately to live there but life got in the way so we've let it ever since. In this 20 year period the tenants have repeatedly commented about the views from the balcony but also about its convenient position with the ease of accessing Cardiff centre and the site's facilities. It has proven very popular and has very, very rarely been untenanted.

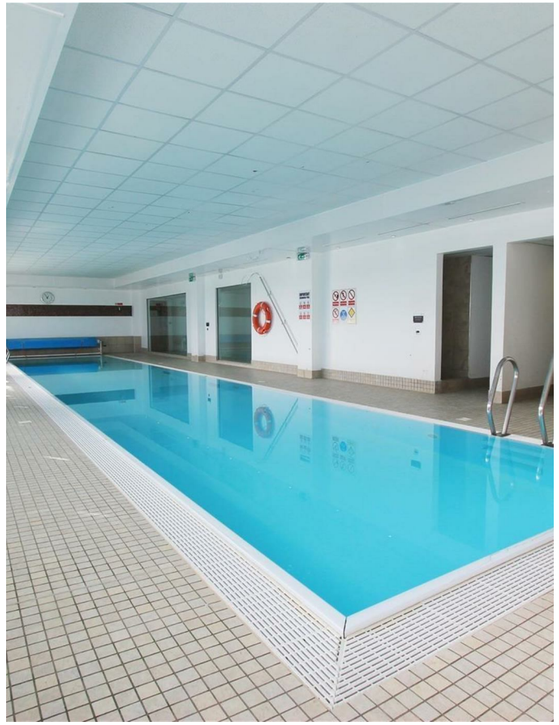
Comments by the Homeowner













Alderney House

Prospect Place, Cardiff Bay, CF11 0JT

£200,000

2 Bedroom(s) | 2 Bathroom(s) | 613.00 sq ft



Contact our
Penarth Branch
02920415161

Jeffrey Ross are pleased to present for sale this spacious and beautifully presented apartment.
Located on the second floor and benefiting from a glass fronted balcony with its superb water aspect towards Penarth.
Prospect Place benefits from remote control electric gates on entry for secure allocated & visitor parking, 24 hour concierge, main fitness suite with large indoor swimming pool, 2 sauna's plus hot tub & gymnasium plus secondary gymnasium and large central communal lawn.
The apartment briefly comprises a communal entrance, hall, lounge open plan to a fitted kitchen - fully integrated with fridge, freezer, washer/drier plus built in oven, hob & hood, master double bedroom - wardrobes plus en suite shower room and further second double bedroom plus bathroom.
Complimented with electric heating, video intercom entry phone, double glazing plus lift.
Viewing highly recommended.





Communal Entrance

Entry via intercom entry, lift and stairs to all apartments.

Hall

Spacious hall leading to all rooms, entry phone, generous double cloaks cupboard housing the hot water tank & light.

Lounge Kitchen 17'4" max x 15'5" max (5.28m max x 4.70m max)

Superb open plan room combining the living area and the kitchen, lounge with wide patio doors leading out onto the glass fronted balcony with its water view, TV point, telephone point, fitted carpet.
Kitchen area fitted with a modern range of contemporary wall and base units with laminate worktop and inset one & half bowl sink & drainer with mixer tap, integrated fridge, freezer, washer/drier plus built in oven, hob & cooker hood, porcelain tiled floor.

Bedroom 1 13'8" max x 10' max (4.17m max x 3.05m max)

Large master bedroom, window to side looking down the communal central lawn,, TV point, telephone point, built in double wardrobes.

En suite Shower Room

Stylishly appointed modern white suite - double enclosure - glass sliding doors, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround and tiled floor, heated chrome towel rail, extractor fan.

Bedroom 2 9'6" x 9'5" (2.90m x 2.87m)

Double bedroom, window to front, TV point, telephone point.

Bathroom

Stylishly appointed white suite comprising a panel bath - independent shower over with glass screen, wall mounted wash hand basin and close coupled wc - concealed cistern, natural stone tiled surround and tiled floor, heated chrome towel rail, extractor fan, shaver point.

Grounds

Set in well tended large grounds - central lawn with shrub borders, allocated parking space plus numerous visitor spaces. Fitness suite within Lady Isle House (plus second gymnasium in Duncansby House) to include swimming pool with jacuzzi and steam rooms plus fully equipped gymnasium.

Information

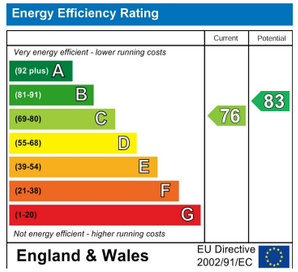
We believe the apartment is leasehold with a 125 year lease from 1st January 2006 therefore with 105 years remaining. Ground rent of £220.00 per annum (payable in 2 installments of £110.00) The service charge is £275.00 per month currently and includes full use of the facilities, buildings insurance plus water rates.
Council Banding - Band E £2,461 (2026-2027)










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
76
83
England & Wales
EU Directive 2002/91/EC



