



Breakwater House, Ferry Court, Cardiff, CF11 0JQ

Welcome to

Breakwater House, Ferry Court, Cardiff

A fantastic 2nd floor apartment with NO CHAIN, offering a master bedroom with ensuite, living space with fitted kitchen, secure parking and access to a gym & pool. The property also benefits from a generous BALCONY providing expansive WATER VIEWS, which can be accessed from the lounge & 2nd bedroom

Entrance Hall

Enter via a timber door, airing cupboard housing tank, tiled floor, panel radiator and doors to 2 bedroom and bathroom.

Lounge

17' 1" x 14' 4" (5.21m x 4.37m)

Double glazed sliding door to balcony with double glazed picture window to front, open plan to kitchen area, tiled floor panel heater and spotlights.

Kitchen

Floor and wall mounted kitchen units with complimenting work surface over and stone splash back, one and a half bowl sink unit with mixer tap over, electric oven and hob with stainless steel splash back and cooker hood, integrated fridge-freezer and integrated washing machine.

Bedroom One

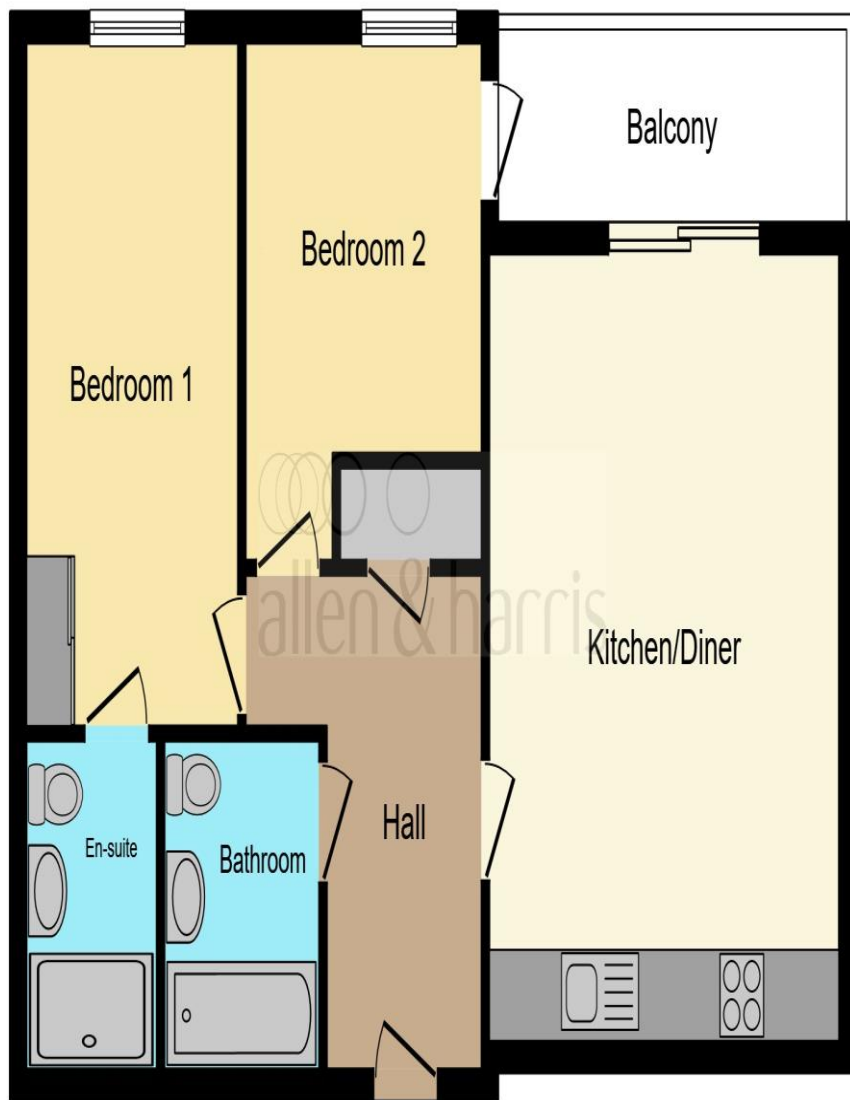
15' x 8' 10" (4.57m x 2.69m)

Double glazed window to rear with water view, built our double wardrobe, electric panel heater and door to ensuite.

Bedroom Two

9' 10" x 8' 5" extending to 11' 3" (3.00m x 2.57m extending to 3.43m)

Double glazed door to balcony, double glazed window to rear and electric panel heater.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Welcome to

Breakwater House, Ferry Court, Cardiff

- A superb upper floor apartment with expansive WATER VIEWS offered with NO CHAIN
- Generous open plan living space with fitted kitchen and access to a BALCONY
- Main bedroom with ensuite & second bedroom with access to the balcony
- Bathroom, allocated parking space plus visitor spaces and lift access
- Access to site facilities including a swimming pool, sauna and gym.

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2600.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

From the office on Stanwell Road, proceed to the roundabout and take the 2nd exit onto Windsor Road. Proceed to the roundabout and take the first exit to continue along Windsor Road and at the next roundabout take the first exit and continue to the traffic lights. Turn right at the traffic lights onto the link road A4055 and take the left hand lane. Proceed over the first set of lights and at the next set of lights proceed ahead to the roundabout and then take the first exit after the next set of lights, signposted to Ikea. Take the right hand lane and turn right at the next set of lights onto Ferry Road and at the following roundabout, take the third exit to continue into Ferry Road. Proceed under the link road and the Ferry Court development can be found on the left hand side, opposite Morrisons supermarket.

Breakwater House is the second block on the right hand side.

view this property online [allenandharris.co.uk/Property/PNR106284](https://www.allenandharris.co.uk/Property/PNR106284)



Property Ref:

PNR106284 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.




allen & harris



029 2070 5528



penarth@allenandharris.co.uk



6 Andrews Buildings, Stanwell Road, PENARTH,
Wales, CF64 2AA



[allenandharris.co.uk](https://www.allenandharris.co.uk)