

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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FERRY COURT  
PROSPECT PLACE

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PROSPECT PLACE, CF11 0JD - £105,000

For sale with no on-going chain and situated within this much sought gated development. Prospect Place is located on the waters edge with 2 rows of buildings overlooking a central large communal green area. On-site facilities include concierge, video entry-phone, lift to all floors, electric gates on entry plus fitness suite to include gymnasium plus swimming pool with Spa. Spacious apartment found on the first floor. Briefly comprising a communal entrance, hall, spacious lounge, fitted kitchen - integrated fridge, freezer, washer/drier plus built in oven, hob & microwave oven, generous double bedroom - built in wardrobes plus stylishly appointed bathroom - shower. Complimented with electric heating and double glazing. With an allocated under croft parking space plus numerous visitor spaces.

1 bedroom(s) 1 bathroom(s) 545.00 sq ft

COMMUNAL ENTRANCE  
Intercom entry, access to all apartments via lift & stairs.

HALL  
Intercom entry phone, airing cupboard with hot water tank.

LOUNGE  
4.14 max x 3.71 (13'7" max x 12'2")  
Spacious living room, 2 windows to front, TV point, telephone point.

KITCHEN  
2.87 x 2.49 (9'5" x 8'2")  
Fitted with a range of wall and base units with round edge worktop and inset stainless steel one and half bowl sink with single drainer and mixer tap plus fitted waste disposal unit, integrated fridge, freezer, washer/drier plus built in oven, hob, cooker hood and microwave oven, tiled floor, extractor fan.

BEDROOM  
4.19 x 2.82 (13'9" x 9'3")  
Large double bedroom, window to rear, built in floor to ceiling wardrobes - sliding doors, TV point, telephone point.

BATHROOM  
Fitted with a modern white suite comprising a panel bath with shower over and glass screen, vanity wash hand basin and close coupled wc, tiled surround, extractor fan, heated chrome towel rail, shaver point.

GROUND  
Gated and well landscaped central grounds - neatly lawned with shrub & tree borders plus dining and seating areas. Undercroft allocated parking space plus numerous visitor parking spaces.

INFORMATION  
We believe there is a lease of 125 years from 2003 with therefore 105 years remaining.

We believe funding is in place for the cladding with works to commence in 2023.  
We have been informed by the vendor that the service charge is currently approx. £2,942.06 per annum.  
Ground rent currently approx. £175.00 p.a.

Council Band D



| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 83                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   | 70      |                                                                                                             |
| (55-68) D                                   |         |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |

