



Alderney House, Ferry Court, Cardiff, CF11 0JT

Welcome to

Alderney House, Ferry Court, Cardiff

Offered with NO CHAIN, this 3rd floor apartment is well presented throughout and boasts direct sea views from a covered balcony and has access to the array of Ferry Court amenities including a pool and gyms. The accommodation includes two double bedrooms, ensuite and an open plan living space.

Entrance Hall

Enter via a solid timber door, electric panel radiator and airing cupboard housing hot water tank.

Lounge / Diner

17' 3" x 14' 6" max (5.26m x 4.42m max)

Double glazed sliding door with double glazed windows to either side leading to a balcony with sea view, carpet flooring and two electric panel radiators.

Kitchen

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

Bedroom 1

15' 3" x 8' 10" (4.65m x 2.69m)

Double glazed floor to ceiling window to rear with water view, built out double wardrobe, electric panel radiator and door to ensuite.

Ensuite

WC with enclosed cistern and push button flush, wall mounted wash hand basin with mixer tap over, double width shower, fitted vanity mirror to one wall, ladder style radiator, spotlights, part tiled walls and tiled floor.

Bedroom 2

11' 2" x 9' 10" (3.40m x 3.00m)

Double glazed door to balcony, double glazed floor to ceiling window to rear with water views and electric panel heater.

Bathroom

WC with enclosed cistern and push button flush, wall mounted wash hand basin with mixer tap over, panelled bath with shower and screen over, fitted vanity mirror to one wall, ladder style radiator, spotlights, part tiled walls and tiled floor.

Balcony

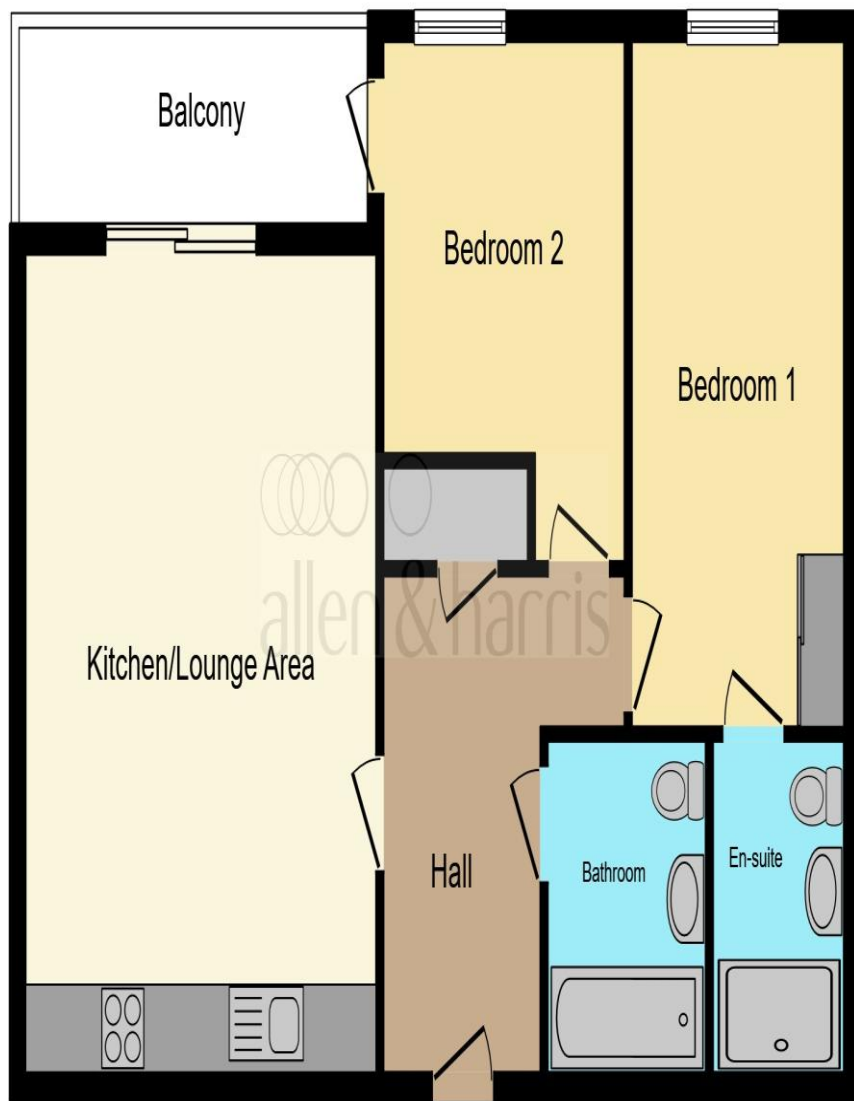
Sea views, laid to patio slab with glass balustrade

Parking

The property benefits from an undercroft parking space.

Amenities

The property has lift access and has access to well maintained and attractive communal grounds, gym, pool and sauna, and the Ferry Court site has secure gated access and a concierge service



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

Alderney House, Ferry Court, Cardiff

- Beautifully presented 3rd floor apartment with sea views from covered balcony
- Spacious open plan lounge/kitchen replete with numerous appliances
- Master bedroom with fitted double wardrobe and a contemporary ensuite shower
- Further double bedroom and a well maintained bathroom, ideal for two sharers
- Lift access, secure undercroft parking space and access to pool and gym

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2485.00

Ground Rent: 228.00

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.



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Property Ref:
PNR106731 - 0006

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