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CARDIFF

VALE

CAERPHELLY

BRISTOL



*Ferry Road*



Comments by Miss Lauren King

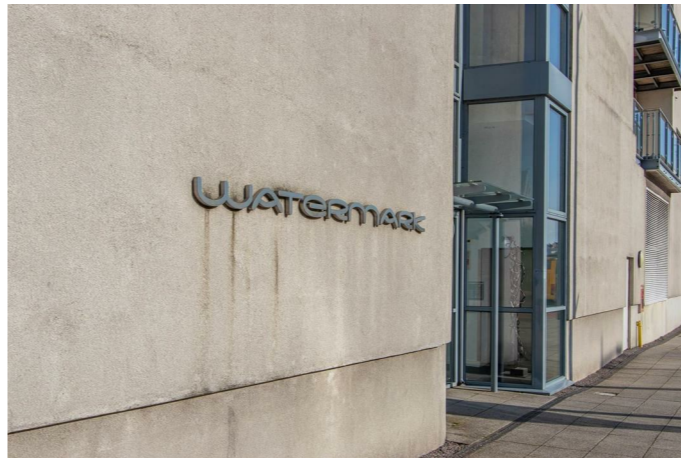


**Property Specialist**  
**Miss Lauren King**  
Lettings Negotiator

[lauren.king@jeffreycross.co.uk](mailto:lauren.king@jeffreycross.co.uk)

Comments by the Homeowner





# Ferry Road

, Cardiff, CF11 0JU

£1,200



2 Bedroom(s)



2 Bathroom(s)



957.99 sq ft



Contact our  
**Penarth Branch**

02920415161

This well-presented, fully furnished, fifth floor apartment is located within the sought after development of Watermark. Close to all amenities, Cardiff Bay, Penarth Marina and M4 corridor. Internally there is a large entrance hallway, lounge/kitchen/diner (with integrated white goods & access to the terrace), two double bedrooms (both with built in wardrobes, both with en-suite facilities - one with bath). Master with access to the large terrace. A further separate WC. Externally the property benefits from lift, gated under croft carpark with allocated space for two vehicles.

Please note, no pets are allowed due to lease restrictions.

Please note, this property is reduced due to scaffolding for external works.

Council Tax Band H  
EPC Rating C

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



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

