



2 Kilcredaun House Ferry Court

Cardiff CF11 0JG

£750 Per Calendar Month

HARRIS & BIRT



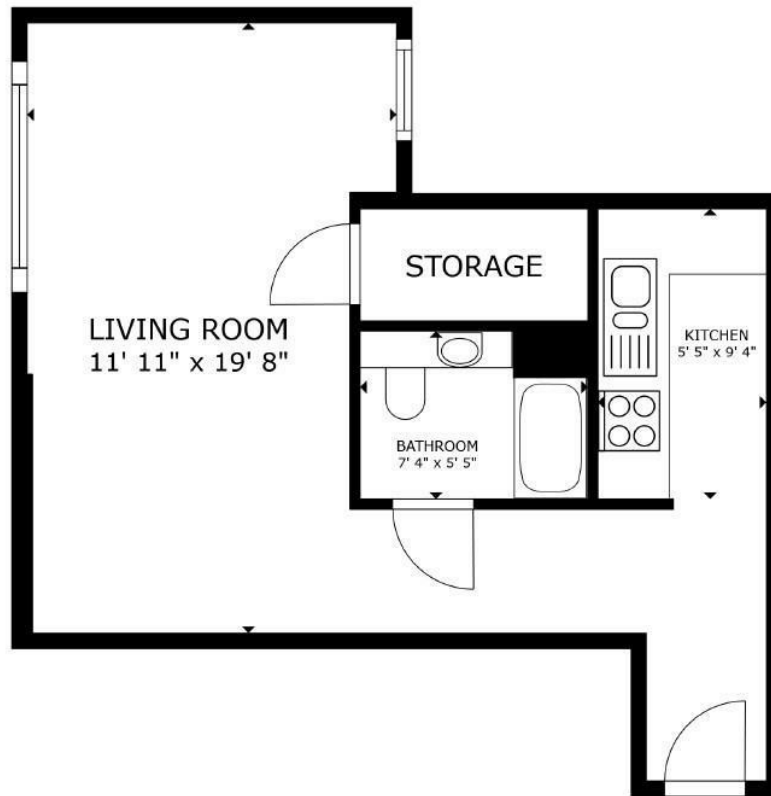
A well presented furnished studio apartment situated on the ground floor of the popular Kilcredaun building within the sought after Prospect Place development in Cardiff Bay. The accommodation briefly comprises: entrance hall leading to a spacious lounge/bedroom area, separate galley kitchen and a modern shower room.

The property further benefits from one allocated parking space, concierge service, secure entry system with CCTV intercom and access to the on-site leisure facilities including a gymnasium and swimming pool. Heating and hot water are provided via an electric system.

Prospect Place is ideally located with convenient pedestrian access to a nearby retail park together with excellent transport links to Cardiff City Centre, Penarth and the M4 corridor. Council tax band C. EPC Rating D. Deposit of £850. Available immediately at £750 - to include water rates. One parking space available.







FLOOR PLAN

HARRIS
& BIRT

GROSS INTERNAL AREA
FLOOR PLAN 417 sq.ft.
TOTAL : 417 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

