

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

PROSPECT PLACE  
CARDIFF BAY





#### COMMUNAL ENTRANCE

Entry via intercom entry, lift and stairs to all apartments.

#### HALL

Spacious hall leading to all rooms, entry phone, generous double cloaks cupboard housing the hot water tank, light.

#### LOUNGE KITCHEN

**5.89m max x 4.39m max (19'4" max x 14'5" max)**

Superb open plan room combining the living area and the kitchen, lounge with wide patio doors leading out onto the large paved terrace sweeping onto the roof top large communal lawn with its commanding water view, TV point, telephone point. Kitchen area fitted with a modern range of contemporary wall and base units with laminate worktop and inset one & half bowl sink & drainer with mixer tap and bevel tiled splash backs, integrated fridge, freezer, washing machine plus built in oven, hob, cooker hood, porcelain tiled floor.

#### BEDROOM 1

**5.08m max x 2.64m (16'8" max x 8'8")**

Large master bedroom, full length glass door leading onto the terrace, TV point, telephone point, built in double wardrobes.

#### EN SUITE SHOWER ROOM

Stylishly appointed modern white suite by Roca - double enclosure - glass sliding doors, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround and tiled floor, heated chrome towel rail, extractor fan.

#### BEDROOM 2

**3.51m x 2.95m max (11'6" x 9'8" max)**

Double bedroom, full length glass door leading onto the terrace, TV point, telephone point.

#### BATHROOM

Stylishly appointed white suite by Roca comprising a panel bath - independent shower over with glass screen, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround and tiled floor, heated chrome towel rail, extractor fan.

#### GROUNDS

Set in well tended large grounds - central lawn with shrub borders, allocated parking space plus numerous visitor spaces. Fitness suite within Lady Isle House (plus second gymnasium in Duncansby House) to include swimming pool with jacuzzi and steam rooms plus fully equipped gymnasium.

#### INFORMATION




We believe the apartment is leasehold with a 125 year lease from 1st January 2006 therefore with 108 years remaining. Ground rent of £220.00 per annum (payable in 2 installments of £110.00) The service charge is £3,041.80 currently and includes full use of the facilities, buildings insurance plus water rates. Council Band E £2,354 (2024-2025)





## PROSPECT PLACE

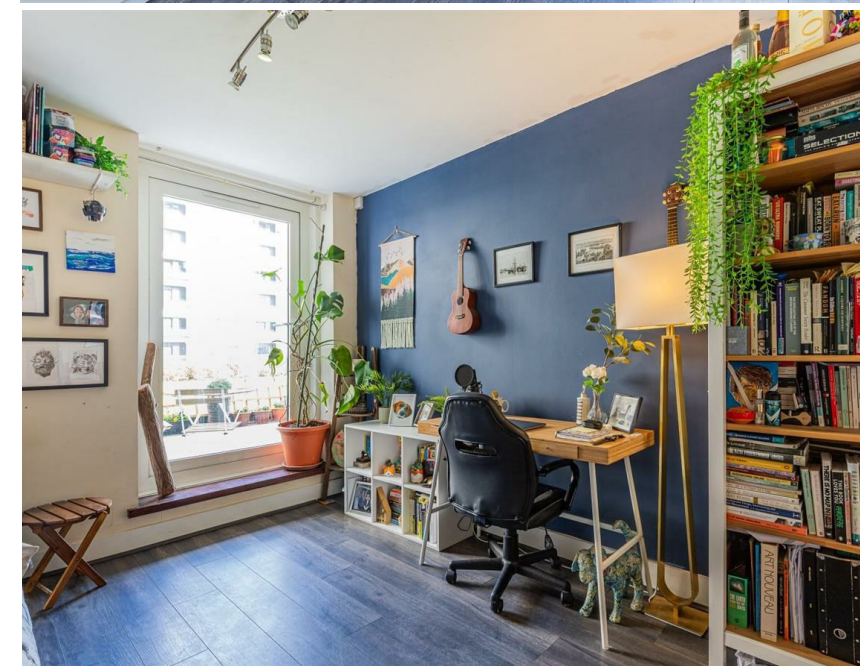
CARDIFF BAY, CF11 0JN - £210,000

 2 Bedroom(s)  2 Bathroom(s)  656.00 sq ft

Jeffrey Ross are pleased to present for sale this spacious and beautifully presented apartment. Located on the first floor and boasting a large terraced patio leading onto the large communal roof top lawn with its superb water aspect towards Penarth.

Prospect Place benefits from remote control electric gates on entry for secure allocated & visitor parking, 24 hour concierge, main fitness suite with large indoor swimming pool, 2 sauna's plus hot tub & gymnasium plus secondary gymnasium and large central communal lawn.

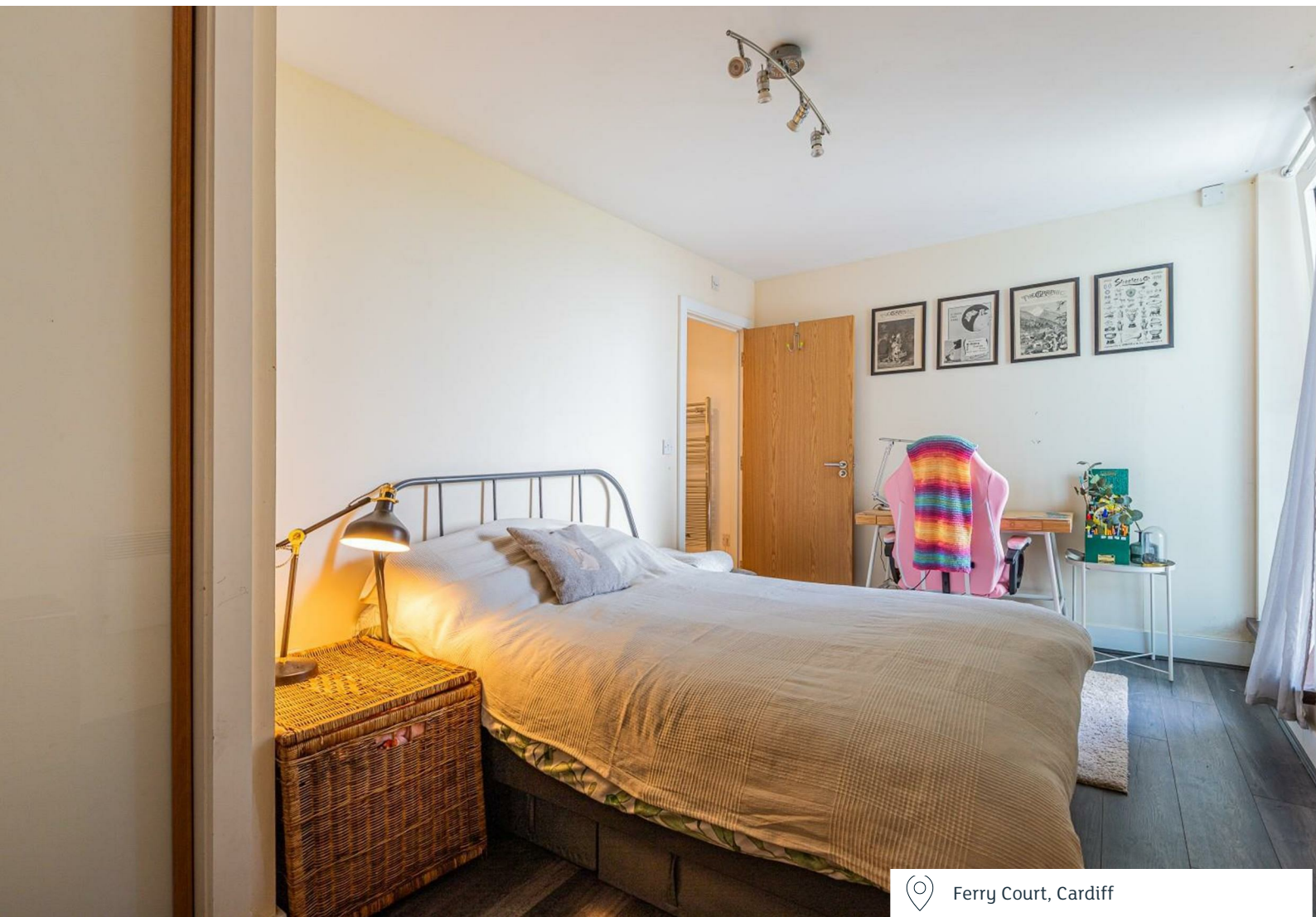
The apartment briefly comprises a communal entrance, hall, lounge open plan to a fitted kitchen - fully integrated with fridge, freezer, washing machine plus built in oven, hob & hood and dishwasher to remain, master double bedroom - wardrobes plus en suite shower room and further second double bedroom plus bathroom. Both bedrooms and lounge lead out onto the terrace. Complimented with electric heating, video intercom entry phone, double glazing plus lift. Viewing highly recommended.



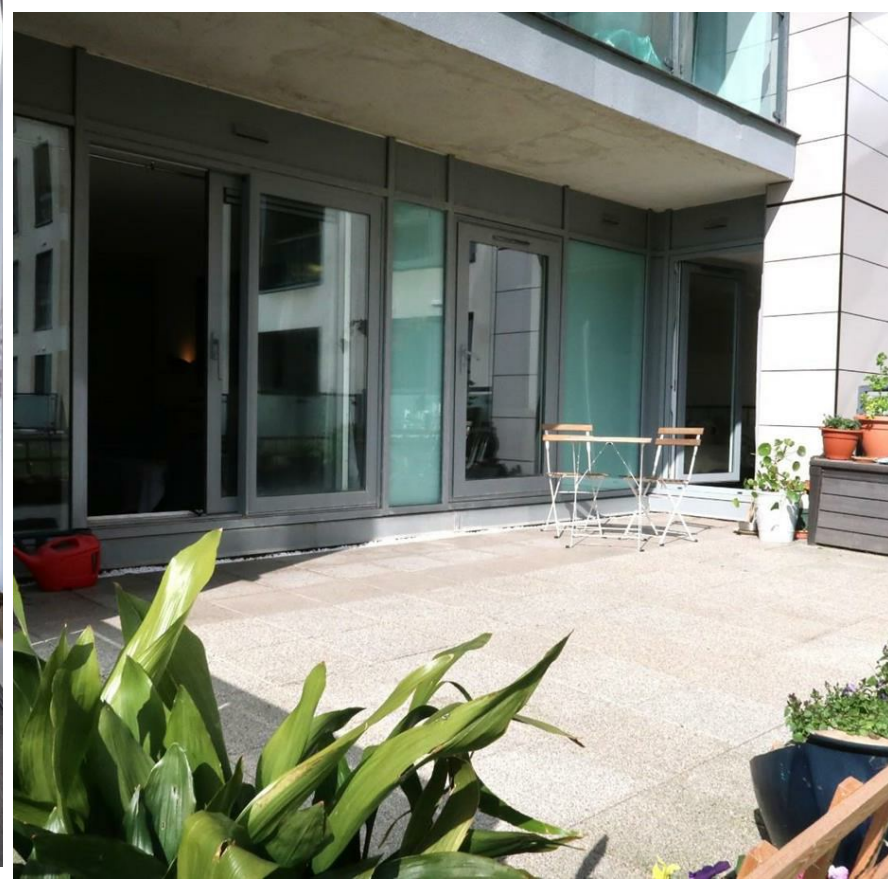
### PROPERTY SPECIALIST

Mr Paul Davies  
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Negotiator





Ferry Court, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(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	