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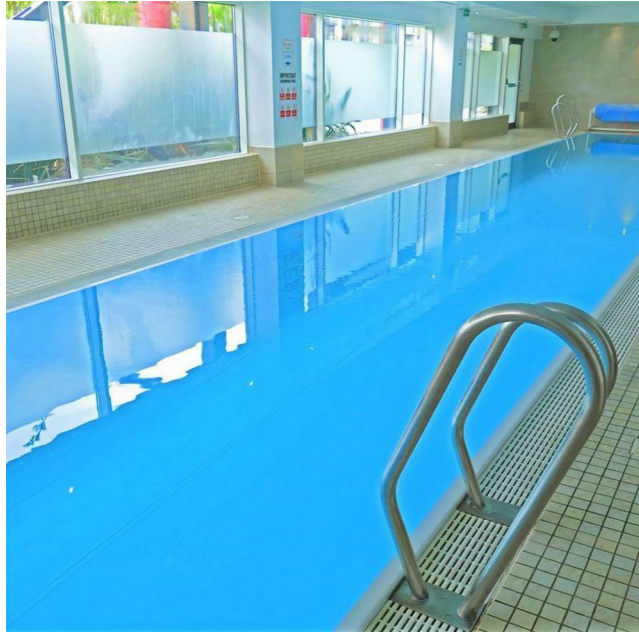
*Ferry Court*

CARDIFF

VALE

CAERPHILLY

BRISTOL



The development of Prospect Place has proved to be an incredibly popular place to call home given the security of CCTV throughout plus of course 24 hour concierge. With the added attraction of a large indoor swimming pool plus there are 2 gymnasiums and the benefit of a large landscaped area to the center. With both Cardiff & Penarth on your door step what more could you want.

Comments by Mr Paul Davies



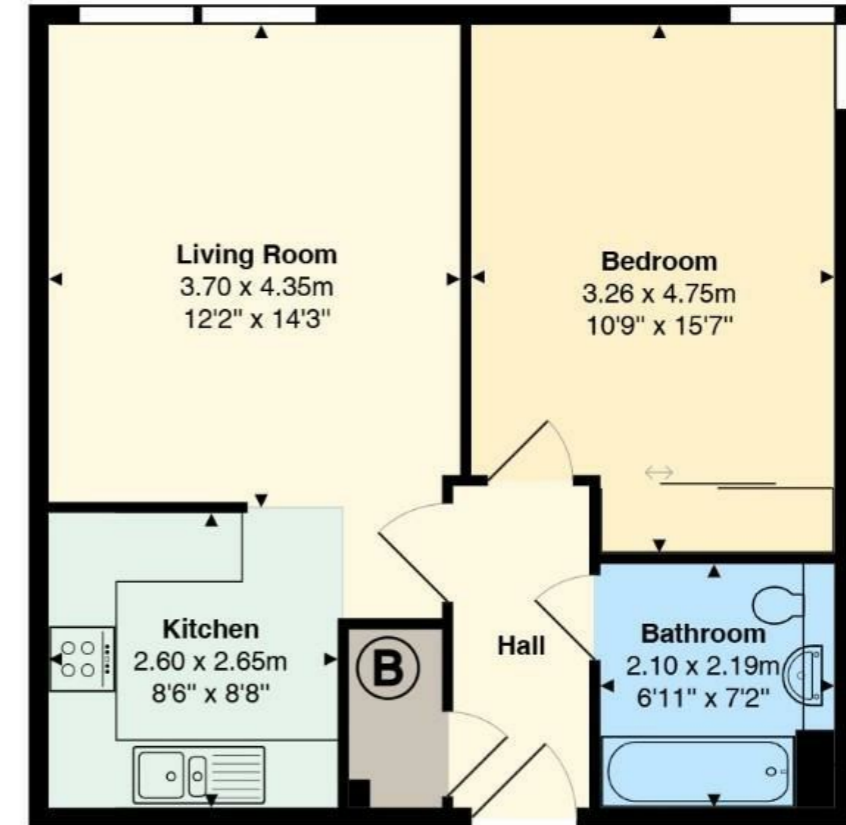
**Property Specialist**

**Mr Paul Davies**

Property Management Co-ordinator

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## Jones Point House



Total Area: 49.8 m<sup>2</sup> ... 536 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Comments by the Homeowner



# Ferry Court

, Cardiff, CF11 0JF

£115,000



1 Bedroom(s)



1 Bathroom(s)



559.00 sq ft



Contact our  
**Penarth Branch**

02920415161

Located on the 5th floor is this spacious 1 bedroom apartment found in excellent order throughout.

Benefitting from an allocated parking space plus numerous visitor spaces.

This popular complex of Prospect Place has gated entry with concierge, superb well tended communal grounds plus a fitness suite consisting of large heated swimming pool, Jacuzzi and steam rooms plus 2 gymnasiums.

For sale with immediate possession and no ongoing chain.

Briefly comprising a communal entrance - lift to all floors, hall, generous lounge, fitted kitchen - fully integrated with fridge, freezer, washer/drier plus built in oven, hob & hood and built in microwave oven, double bedroom - built in full width wardrobes and finally a bathroom completes the accommodation.

Complimented with double glazing and electric heating.

Viewing highly recommended.



#### Communal Entrance

Enter via intercom to a welcoming entrance, access to all apartments via lift and stairs.

#### Hall

Welcoming entrance hall, intercom entry phone, generous double cloaks cupboard with light housing the hot water tank.

#### Lounge 14'3" x 12'2" (4.34m x 3.71m)

Generous living room, window to rear, TV point, telephone point.

#### Kitchen 8'8" x 8'6" (2.64m x 2.59m)

Well fitted with a range of wall and base units with laminate worktop and inset stainless steel one & half bowl sink & drainer with mixer tap, integrated fridge & freezer, washer/drier and dishwasher plus built in oven & hob and overhead cooker hood plus built in microwave oven.

#### Bedroom 15'7" x 10'9" (4.75m x 3.28m)

Double bedroom, TV point, telephone point, built in double wardrobes, windows to rear and to the side offering a pleasant aspect.

#### Bathroom

Modern white suite comprising a panel bath - shower, vanity wash hand basin and close coupled wc - concealed cistern, tiled surround and tiled floor, extractor fan, heated chrome towel rail, twin shaver point.

#### Grounds

Set in landscaped well tended grounds, approach via automatic electric gates to an allocated parking space plus numerous visitor parking available.

#### Information

We believe there is a 125 year lease from 1st January 2003 with 103 years remaining.  
The current service charge is £ for the 6 month period 01-01-26 to 01-06-26 with Ground Rent of £150.00  
Council Band D £2,013 (2026-2027)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(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	

