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CARDIFF

VALE

CAERPHILLY

BRISTOL

Ferry Court



This is a good value apartment in this popular gated development

Comments by Mr Jeff Hopkins



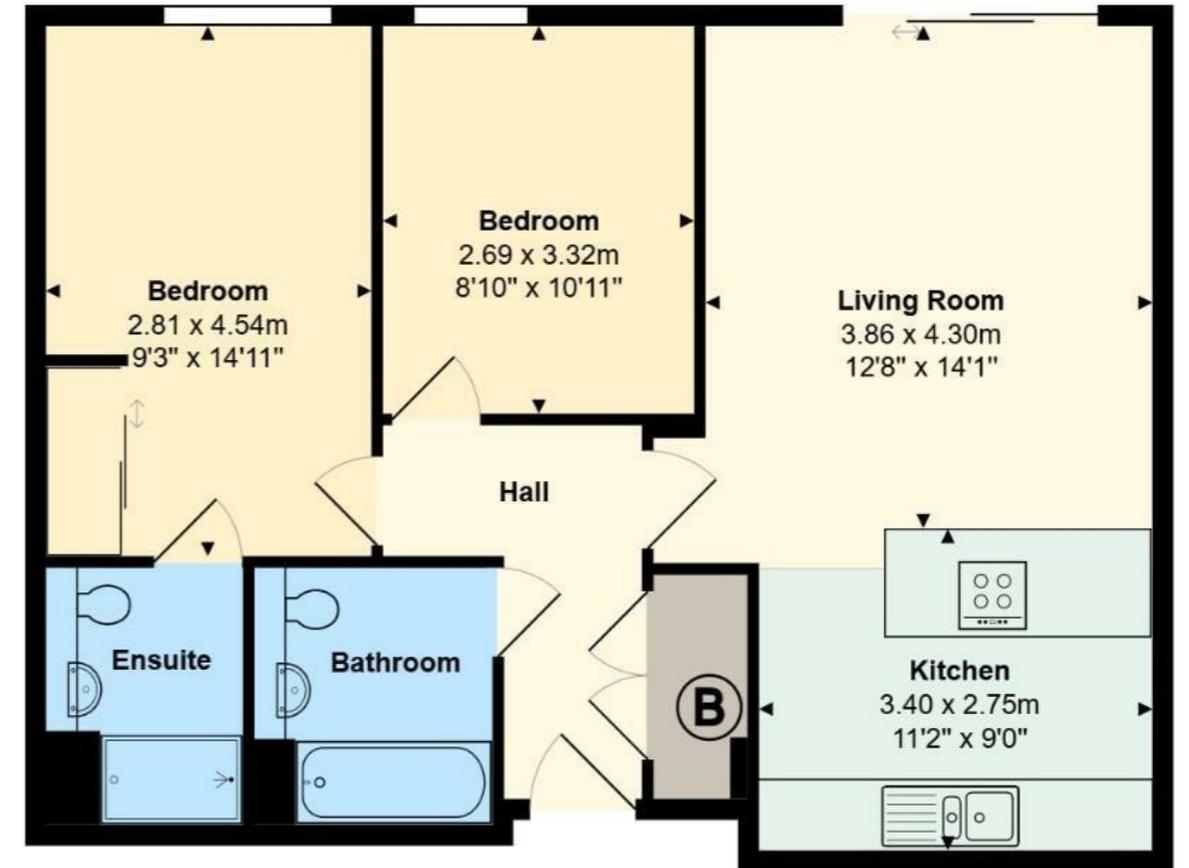
Property Specialist

Mr Jeff Hopkins

Valuer

jeff@jeffreycross.co.uk

Hartland House



Total Area: 65.5 m² ... 705 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Ferry Court

, Cardiff, CF11 0JE

£160,000



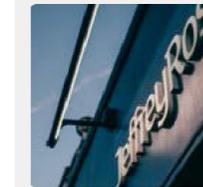
2 Bedroom(s)



2 Bathroom(s)



705.00 sq ft



Contact our
Penarth Branch

02920415161

This light and airy two bedroom apartment, would make a fantastic first time buy or investment opportunity, within one of Cardiff Bay's most popular gated developments, with a selection of onsite leisure facilities including swimming pool and gyms as well as large communal gardens. Well located for access to a wide variety of local supermarkets, shops, gyms, cafes and bars as well as having the Taff Trail on your doorstep.

The property itself is accessed via lift and communal stairwell and opens into an entrance hall which leads into a spacious living room with large South facing balcony, fitted kitchen with built-in appliances, there is a bathroom plus an en-suite shower room.

Further benefits include an allocated parking space and visitor parking bays and a concierge service based at the main gates.

The property is available with NO ONWARD CHAIN.



Hall

Double cupboard housing hot water cylinder.

Council tax

Band E

Bathroom

Three piece suite with over bath shower

Energy rating

C

Living room/Kitchen

A lovely bright and spacious room with sliding doors onto balcony and open plan to fitted kitchen with built in appliances

Parking Space

H13

Balcony

A good size balcony overlooking to communal grounds

Bedroom 1

Double bedroom with fitted wardrobe cupboards.

En-suite

Shower, W.C and wash hand basin.

Bedroom 2

Double bedroom

Tenure

Leasehold 125 years from March 2003 - 102 years remaining.
Ground rent £150 PA

Service charge

£3195PA





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(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	

