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CARDIFF

VALE

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BRISTOL





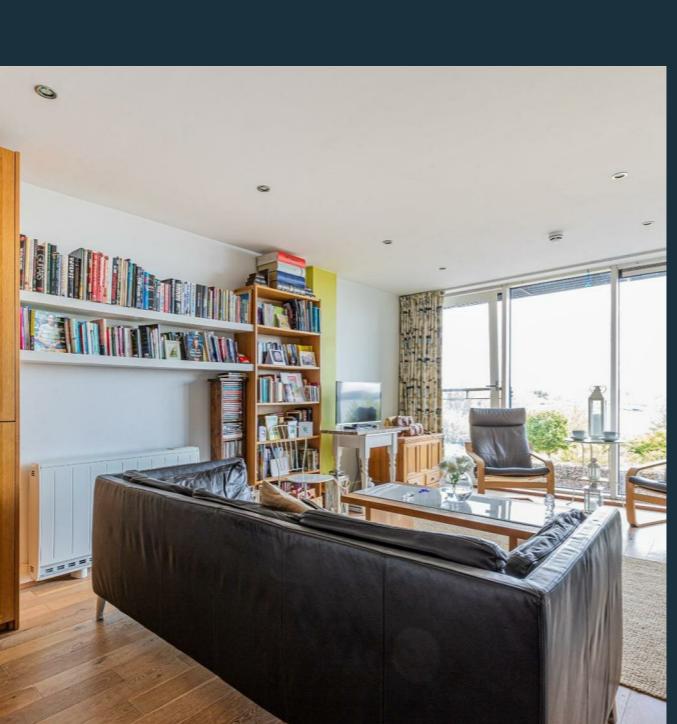
Comments by Mr Paul Davies



Property Specialist

Mr Paul Davies
Property Management Co-ordinator

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Comments by the Homeowner

First Floor

Approx. 75.1 sq. metres (808.2 sq. feet)



Total area: approx. 75.1 sq. metres (808.2 sq. feet)



Ferry Court

, Cardiff, CF11 0JH

Offers In Excess Of

£189,000



2 Bedroom(s)



2 Bathroom(s)



808.00 sq ft

Contact our
Penarth Branch

02920415161

We are pleased to present for sale this 1st floor waterfront apartment. Beautifully presented throughout and greatly improved by the present owners to include a stunning refitted kitchen - Quartz worktop plus newly fitted state of the art electric Dimplex Quantum computerised advanced electric heaters.

Spectacular water views from the lounge and both bedrooms. Complex includes 24 hour concierge, communal Hub - free to use with main room, kitchen plus toilet facilities - perfect for large party gatherings, electric gated entry, large central communal lawn, allocated parking space plus numerous visitor parking spaces and an indoor fitness suite located on the ground floor of Lady Isle House to include full size heated swimming pool plus jacuzzi and gymnasium. Briefly comprising a communal entrance, hall, lounge open to a fully integrated kitchen - fridge, freezer plus built in oven, white ceramic hob and cooker hood, 2 double bedrooms - master with built in triple wardrobes plus en suite shower room plus a bathroom completes the accommodation.

Complimented with double glazing and the advanced electric heating system.
Viewing highly recommended.



Communal Entrance

Entry via security intercom, access to all apartments via lift and stairs plus access to the gymnasium and swimming pool.

Hall

Spacious entrance hall, access to all rooms, with double doors to cloaks/airing cupboard housing hot water cylinder with light and telephone point, intercom video entry phone.

Lounge Kitchen 30'7" x 16'4" max (9.32m x 4.98m max)

Contemporary open plan living at its finest combining the spacious lounge to the kitchen with space for table & chairs, kitchen refitted with a modern range of wall and base units with solid Quartz worktop including an under mounted sink with mixer tap, integrated appliances include fridge, freezer with built in oven, white ceramic hob & cooker hood, plumbed for washing machine, tiled splash backs.

Spacious lounge area with oak flooring, at the rear a 'wall of glass' overlooking the lake opposite towards Cardiff Bay and incorporating 2 glass doors to 'Juliet' balconies, full height window to side, TV point, telephone point.

Bedroom 1 138" x9'3" (42.06m x2.82m)

Master double bedroom, window to rear with water view, built in triple wardrobe with sliding doors, TV point, telephone point.

En Suite

With tiled double enclosure, wall mounted wash basin and close coupled wc - concealed cistern, tiled surround and tiled floor, extractor fan, shaver point, heated chrome towel rail.

Bedroom 2 10'2" x 9'5" (3.10m x 2.87m)

Double bedroom, window to rear with water view.

Bathroom

Stylishly appointed, panel bath with shower attachment, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround, extractor fan, heated towel rail, shaver point.

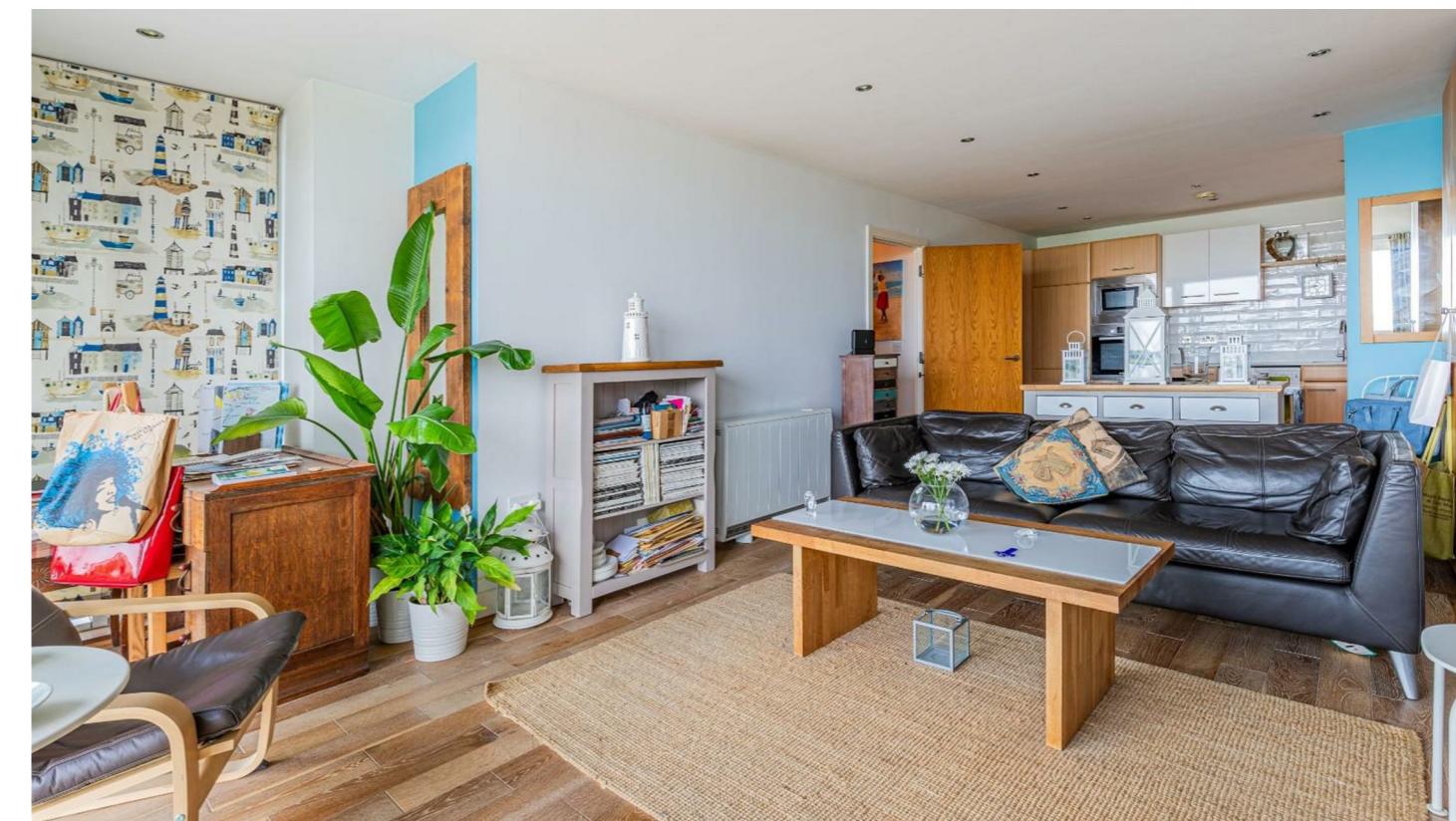
Outside

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 2006 with 108 years remaining. With a ground rent of £150.00 per annum plus an annual service charge of £3604.76 which includes buildings insurance, water rates plus full use of the facilities at Prospect Place - Concierge, electric barrier on entry for secure parking, extensive grounds plus the fitness suite on the ground floor of Lady Isle House with gymnasium and full size swimming pool with jacuzzi plus the free use of a Hub - large living area, kitchen & toilet facilities.

Council Banding - Band E £2,349.34 (2025 - 2026)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		80
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

