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*Ferry Court*

CARDIFF

VALE

CAERPHILLY

BRISTOL



*The development of Prospect Place has proven to be an incredibly popular place to live for young and old alike. Its a safe environment with its gated entry and tranquil given the expansive central communal lawns and of course the amazing water views.*

Comments by Mr Paul Davies

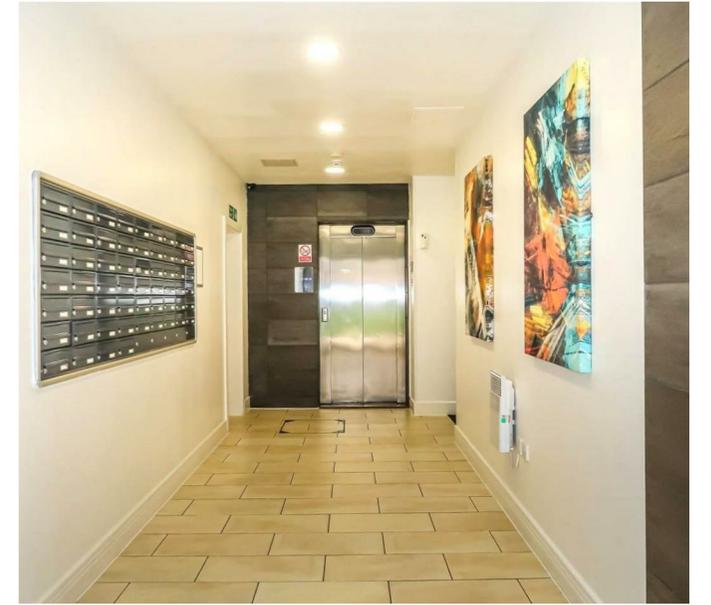


**Property Specialist**

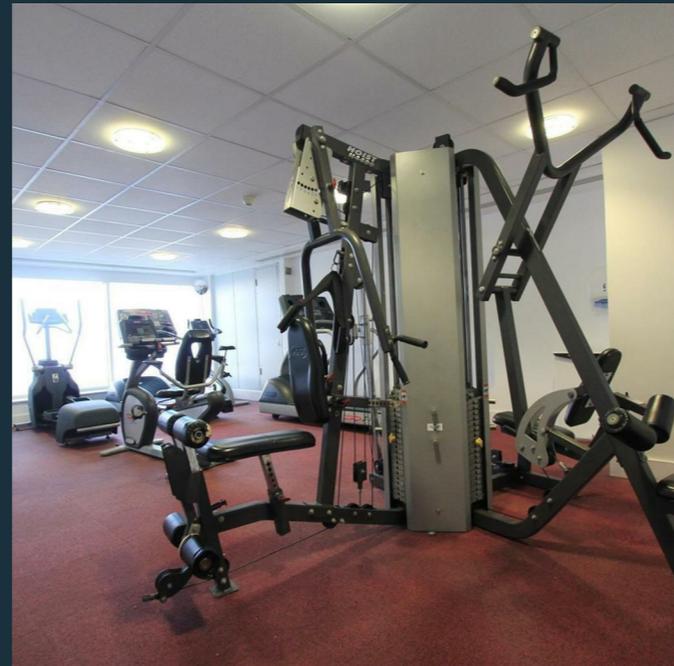
**Mr Paul Davies**

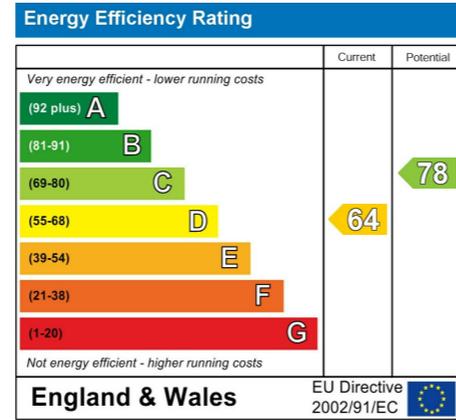
Property Management Co-ordinator

paul.davies@jeffreycross.co.uk



Comments by the Homeowner





# Ferry Court

, Cardiff, CF11 0JG

£82,500



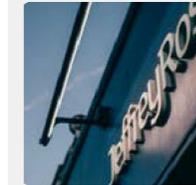
1 Bedroom(s)



1 Bathroom(s)



344.00 sq ft



Contact our  
**Penarth Branch**

02920415161

### Communal Entrance

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

### Hall

Entryphone to the side.

### Lounge Bedroom 15'5" x 12'9" (4.70m x 3.89m)

Spacious main room combining the lounge with the bedroom, 2 windows to the rear, TV point, generous double cloaks/airing cupboard housing the hot water tank with light and twin telephone points.

### Kitchen 9'9" x 5'3" (2.97m x 1.60m)

Fitted with a good range of modern white wall and base units with laminate worktop and inset stainless steel under mounted sink with mixer tap, integrated fridge, freezer plus washing machine and built in oven, hob & cooker hood, tiled floor, extractor fan.

### Shower Room

Stylishly appointed white suite by Roca comprising a double enclosure - independent shower over with folding 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 (next door building) 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 2003 therefore with 101 years remaining. Ground rent of £150.00 per annum (payable in 2 installments) Service Charge to include Buildings Insurance of £1,758.21 for 6 months. Council Band C £1,708.62 (2025-2026)

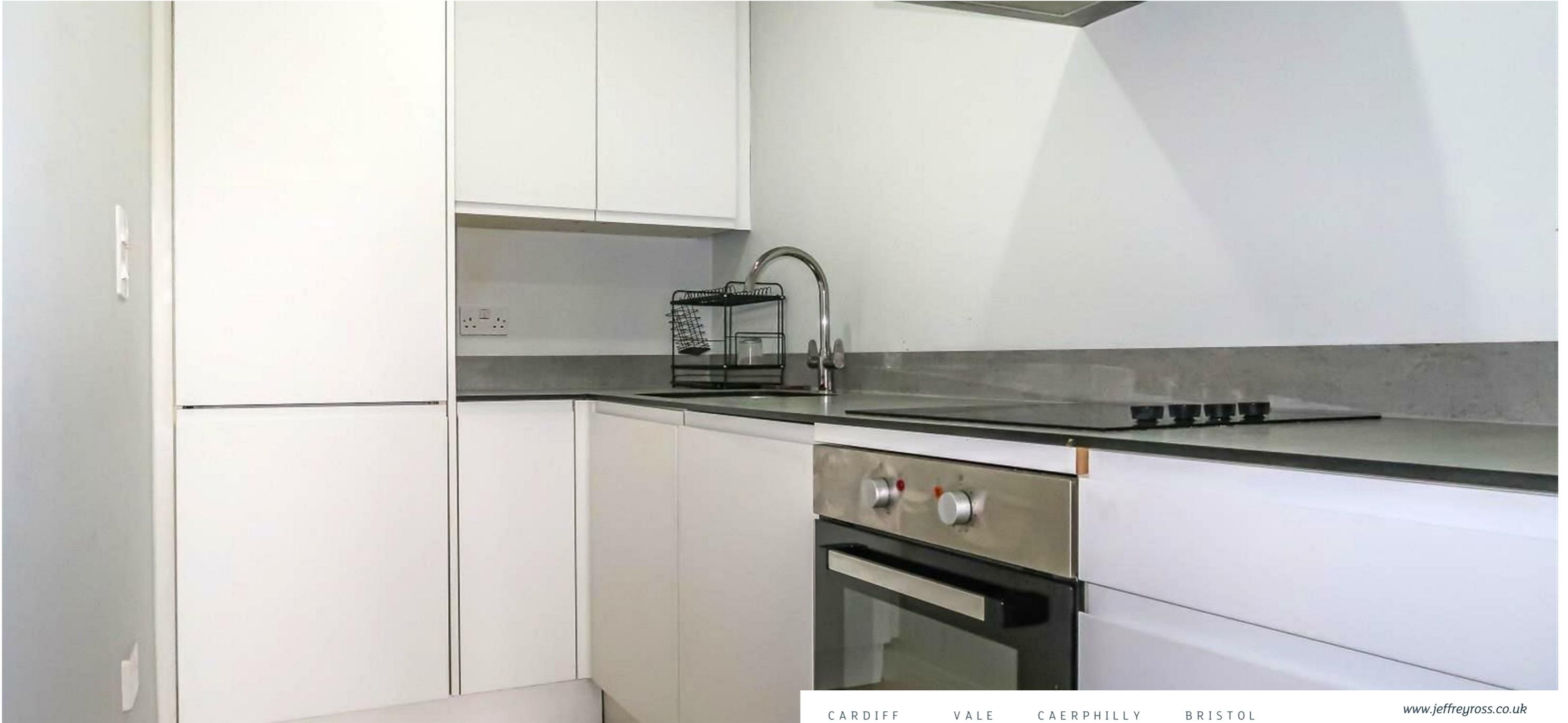


For sale with no on-going chain.

Situated on the 1st floor is this studio apartment found in good order throughout. On site facilities include gated entry with 24 hour concierge, impressive central communal grounds, fitness suite to include full size indoor swimming pool with Jacuzzi and twin saunas plus 2 gymnasium's. Briefly the accommodation comprises communal entrance, hall, generous lounge/bedroom with deep double wardrobe/cupboard, fully integrated modern kitchen plus stylishly appointed shower room.

Complimented with double glazing, electric heating, lift to all floors, security entry plus an allocated and visitor parking.

Viewing highly recommended.



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