

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

FERRY COURT





HALLWAY
5.03 x 1.09 (16'6" x 3'6")

LIVING ROOM/KITCHEN
7.74 x 5.90 narrowing to 5.12 (25'4" x 19'4" narrowing to 16'9")

BALCONY
4.48 x 1.68 (14'8" x 5'6")

KITCHEN

BATHROOM
3.18 x 1.56 (10'5" x 5'1")

BEDROOM 1
4.48 x 2.96 (14'8" x 9'8")

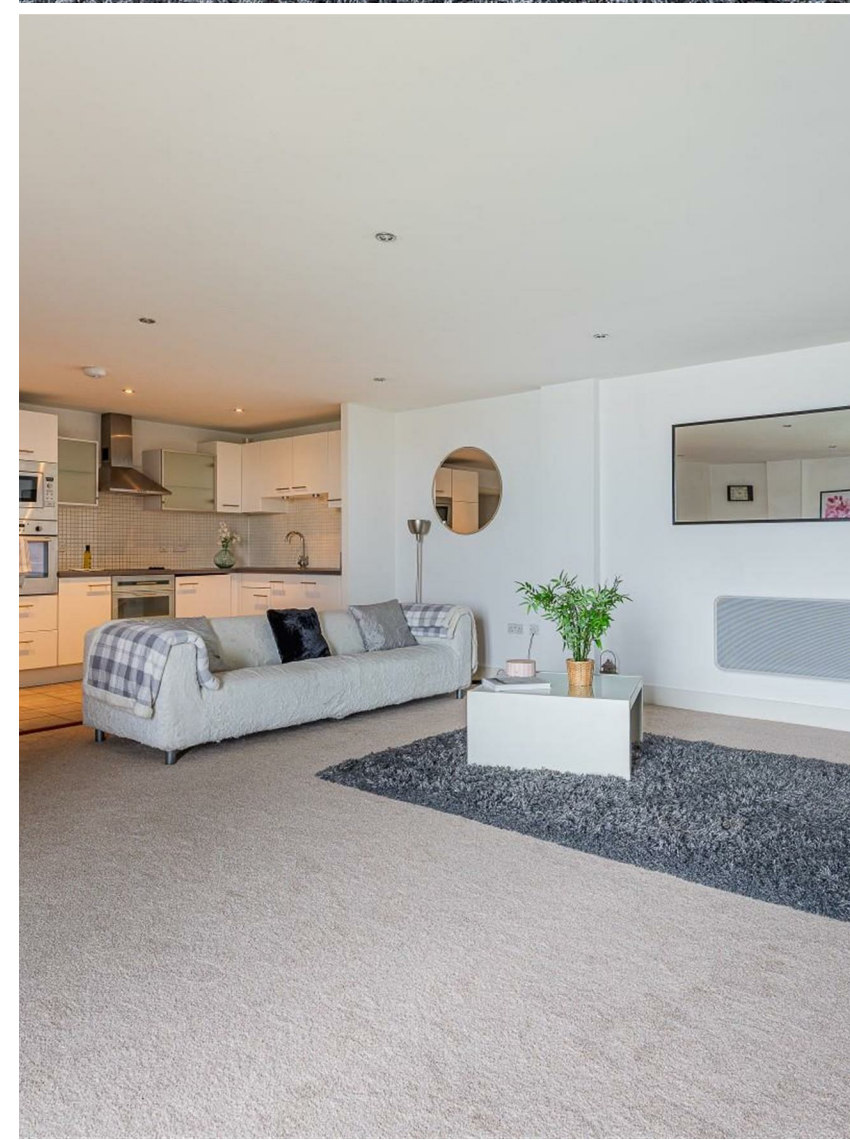
EN-SUITE
2.54 x 1.41 (8'3" x 4'7")

BEDROOM 2
3.36 x 3.04 (11'0" x 9'11")

TENURE
Leasehold - 103 years remaining of a 125 year lease
Ground rent £150 PA

SERVICE CHARGE
£3205

COUNCIL TAX
Band F £2,776.50





FERRY COURT

, CF11 0JH - £199,950



2 Bedroom(s)

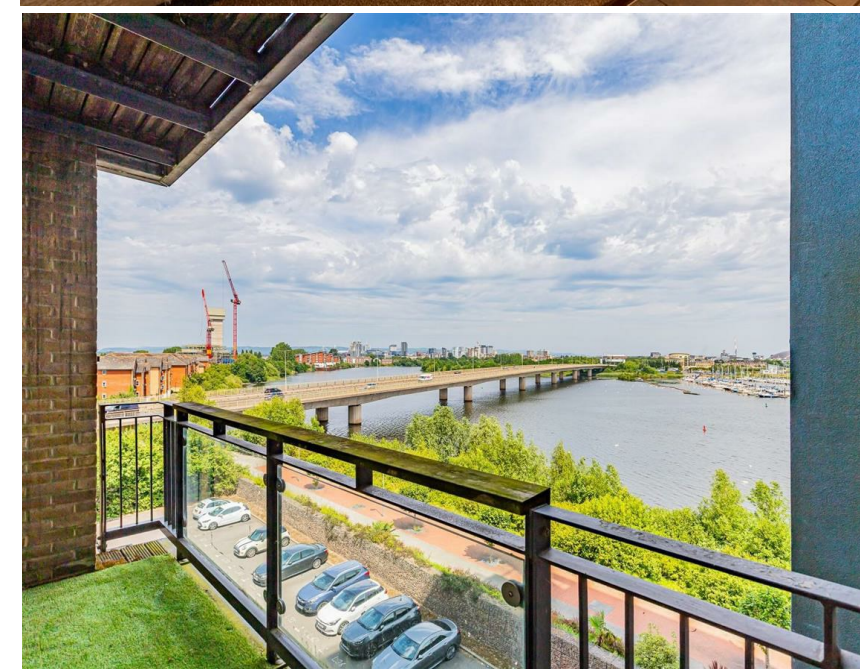
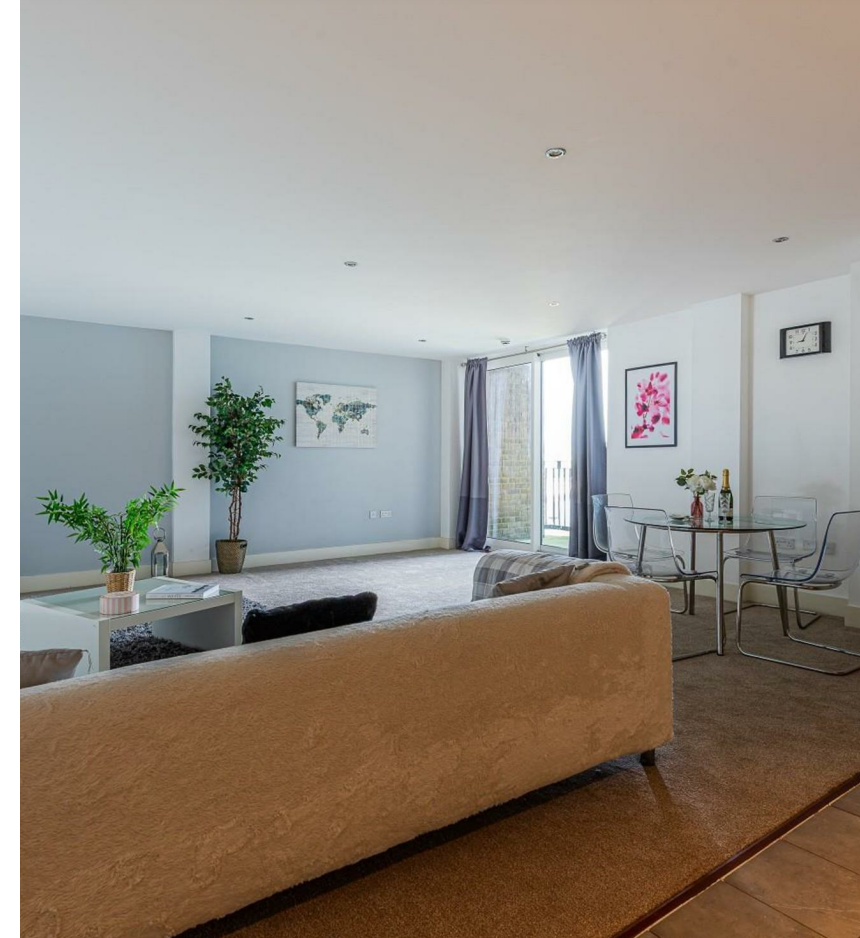


2 Bathroom(s)



947.00 sq ft

A larger than usual waterside apartment located in this popular gated development set in large landscaped grounds with concierge and leisure facilities which include a swimming pool and two gyms, allocated parking space plus visitors parking. The apartment is located on the 4th floor and is reached via a lift. The accommodation is comprised of a spacious entrance hall with deep double storage cupboard. There is a particularly large living room opening onto a good size balcony with views of yacht moorings and city beyond. The fitted kitchen area is open plan and has built in appliances. The principle bedroom has an en-suite shower room and fitted wardrobes and the second bedroom opens onto the balcony. Just a short walk to supermarkets, retail park and sports village. Available with no onward chain.



PROPERTY SPECIALIST

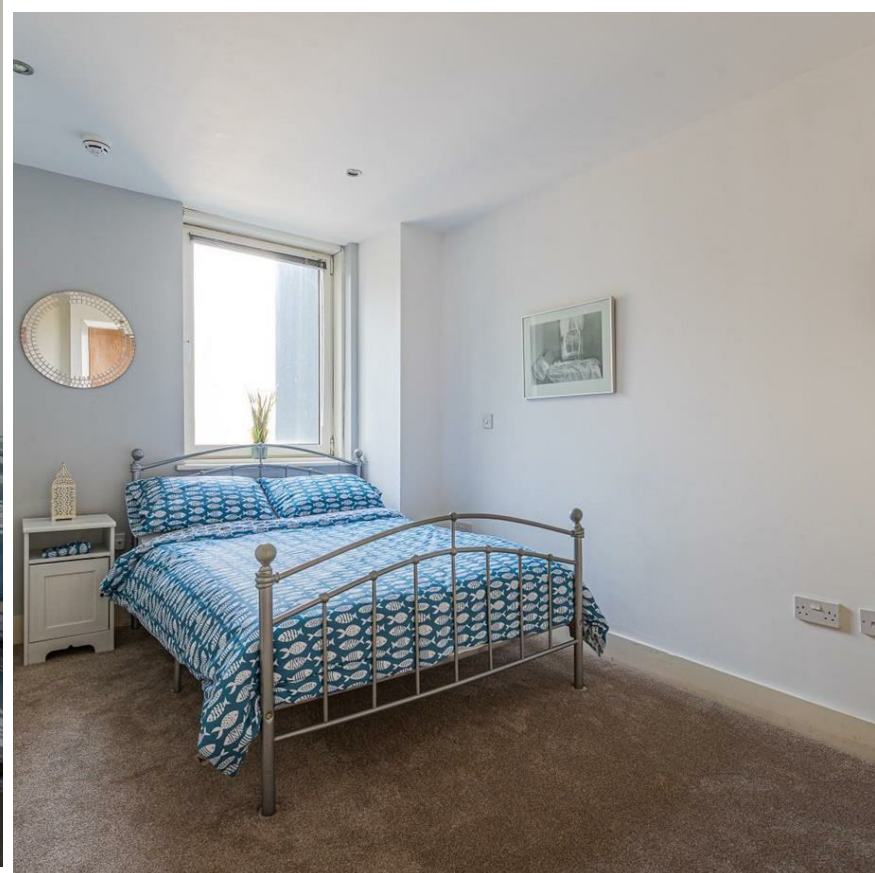
Mr Jeff Hopkins

jeff@jeffregross.co.uk

02920 499680

Valuer





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(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