

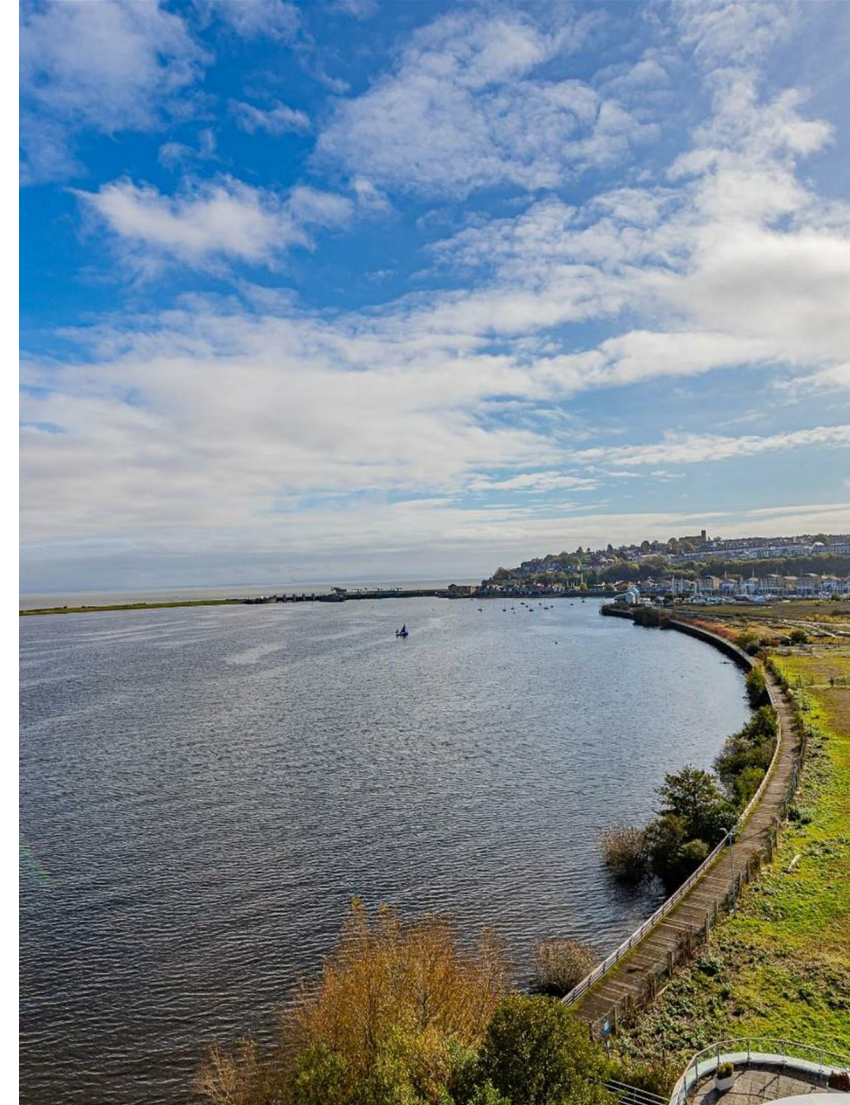
CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

FERRY ROAD











## FERRY ROAD

, CF11 0JU - £1,450



2 Bedroom(s)



2 Bathroom(s)



957.99 sq ft

To book a viewing, please follow the 'email agent/request details' section via this website, we will then send you the next steps and procedures prior to booking you in.

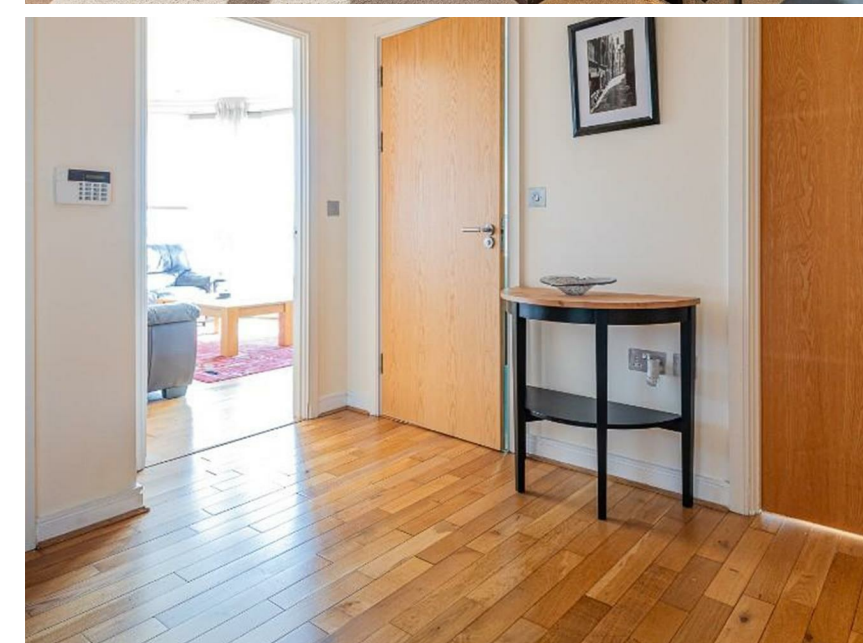
This well-presented, fully furnished, fifth floor apartment is located within the sought after development of Watermark. Close to all amenities, Cardiff Bay, Penarth Marina and M4 corridor. Internally there is a large entrance hallway, lounge/kitchen/diner (with integrated white goods & access to the terrace), two double bedrooms (both with built in wardrobes, both with en-suite facilities - one with bath). Master with access to the large terrace. A further separate WC. Externally the property benefits from lift, gated under croft carpark with allocated space for two vehicles.

Council Tax Band H  
EPC Rating C

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

### PROPERTY SPECIALIST

Mr Ryan Evans  
ryan@jeffreycross.co.uk  
Administrator







55 Watermark, Ferry Road



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