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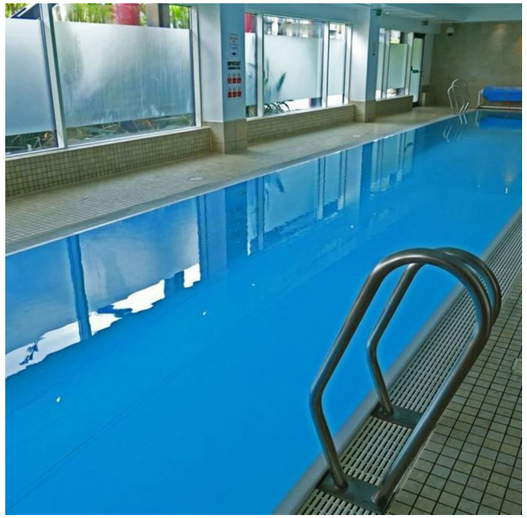
CARDIFF VALE CAERPHILLY BRISTOL



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

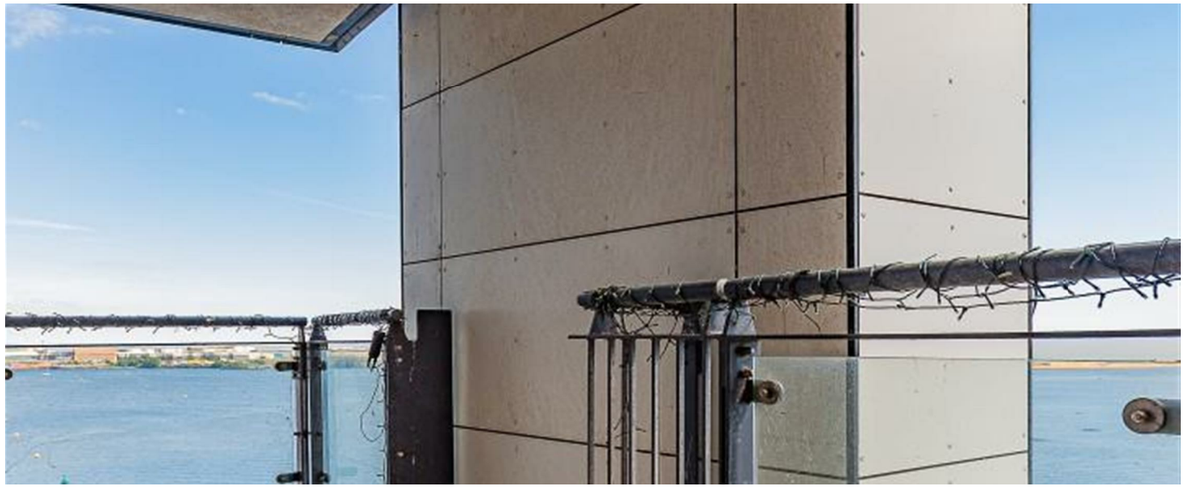
Mr Paul Davies

Property Management Co-ordinator

paul.davies@jeffreyross.co.uk

We bought the property as was so close to all amenities and we loved how quiet the area seemed to be. Our neighbours soon became friends, and we shall miss them when we move but we are excited to begin the new chapter in our lives.

Comments by the Homeowner



Prospect Place

Ferry Court, Cardiff, CF11 0AW

£225,000

2 Bedroom(s) | 2 Bathroom(s) | 796.00 sq ft

Contact our
Penarth Branch
02920415161

Located upon the 9th floor within this waterfront building you will find this spacious apartment. Offering spectacular water views towards Penarth & the Bristol Channel from a 'wall of glass' in the lounge and kitchen.
For sale with no chain.
Benefitting from an allocated under croft parking space plus numerous visitor spaces.
This popular complex of Prospect Place has gated entry with concierge, superb well tended communal grounds plus a fitness suite consisting of large heated swimming pool, Jacuzzi and steam rooms plus 2 gymnasiums.
Briefly comprising a communal entrance - lift to all floors, hall, impressive lounge open to a modern kitchen - fully integrated plus central island unit, master double bedroom - built in wardrobes plus en suite shower room and access onto a 15' glass fronted balcony overlooking the water with second bedroom - both with water views and finally a bathroom completes the accommodation. Complimented with double glazing and electric heating.
Viewing highly recommended.

Communal Entrance

Entry via security intercom, access to all apartments via lift and stairs.

Hall

Spacious hall leading to all rooms, entry phone, built in double cloaks cupboard plus separate double airing cupboard - hot water tank & light.

Lounge Kitchen 19'10" max x 17'5" max (6.05m max x 5.31m max)

Superb open plan room combining the living area and the kitchen, lounge with a 'wall of glass' commanding a spectacular water view towards Cardiff Bay and beyond plus 2 windows to the rear, TV point, telephone point.
Kitchen area fitted with a modern range of contemporary wall and base units with laminate worktop and inset sink & drainer with mixer tap and laminate upstand, integrated fridge, freezer, dishwasher, washing machine plus built in oven, hob, cooker hood and built in microwave oven, porcelain tiled floor, features include a large island unit with breakfast bar.

Bedroom 1 13'3" max x 10'9" (4.04m max x 3.28m)

Master double bedroom, built in wardrobes, TV point, Telephone point, door leading out onto the glass fronted balcony.

En Suite Shower Room

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 13'2" x 9'3" (4.01m x 2.82m)

Double bedroom, window to rear.

Bathroom

Stylishly appointed white suite by Roca comprising a panel bath - independent shower over with 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

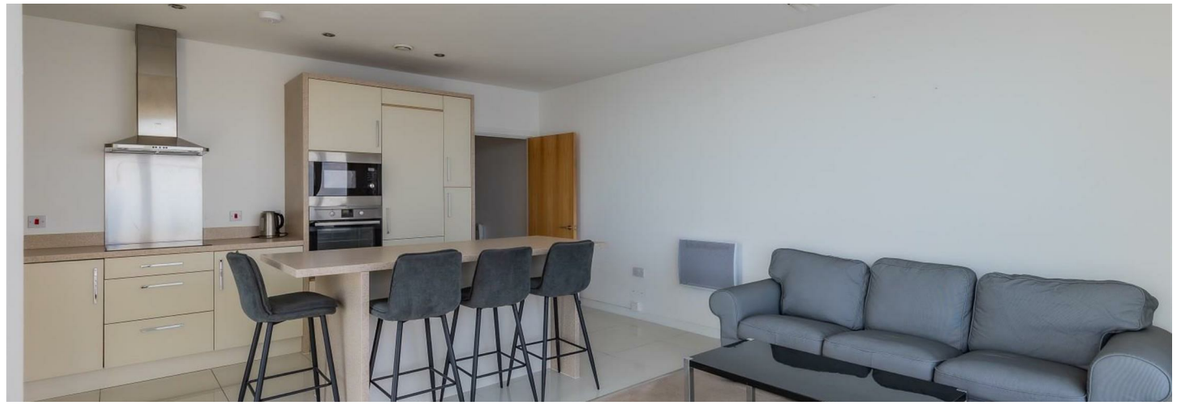
Set in landscaped well tended grounds, approach via automatic electric gates to an allocated undercroft parking space plus numerous visitor parking available.

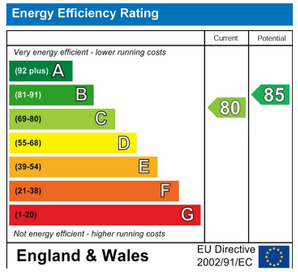
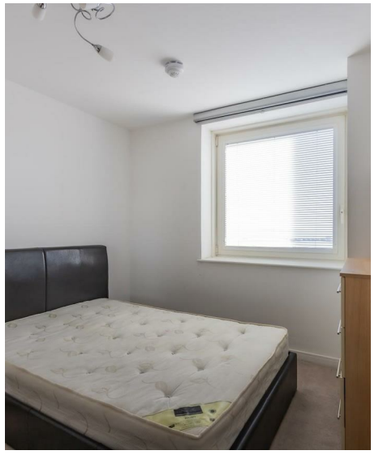
Information

We believe the property is leasehold with a 125 year lease from 1st January 2006 therefore with 106 years remaining. Ground rent payable of £133.75 twice yearly with a service charge of 2 payments of £1,298.49 (£2,596.98 pa) Buildings Insurance of £720.00 pa.
Council Banding - Band E £2,461 (2026-2027)

Council Tax

Band E




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
80
85
England & Wales
EU Directive 2002/91/EC