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CARDIFF

VALE

CAERPHELLY

BRISTOL

*Ferry Court*



*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

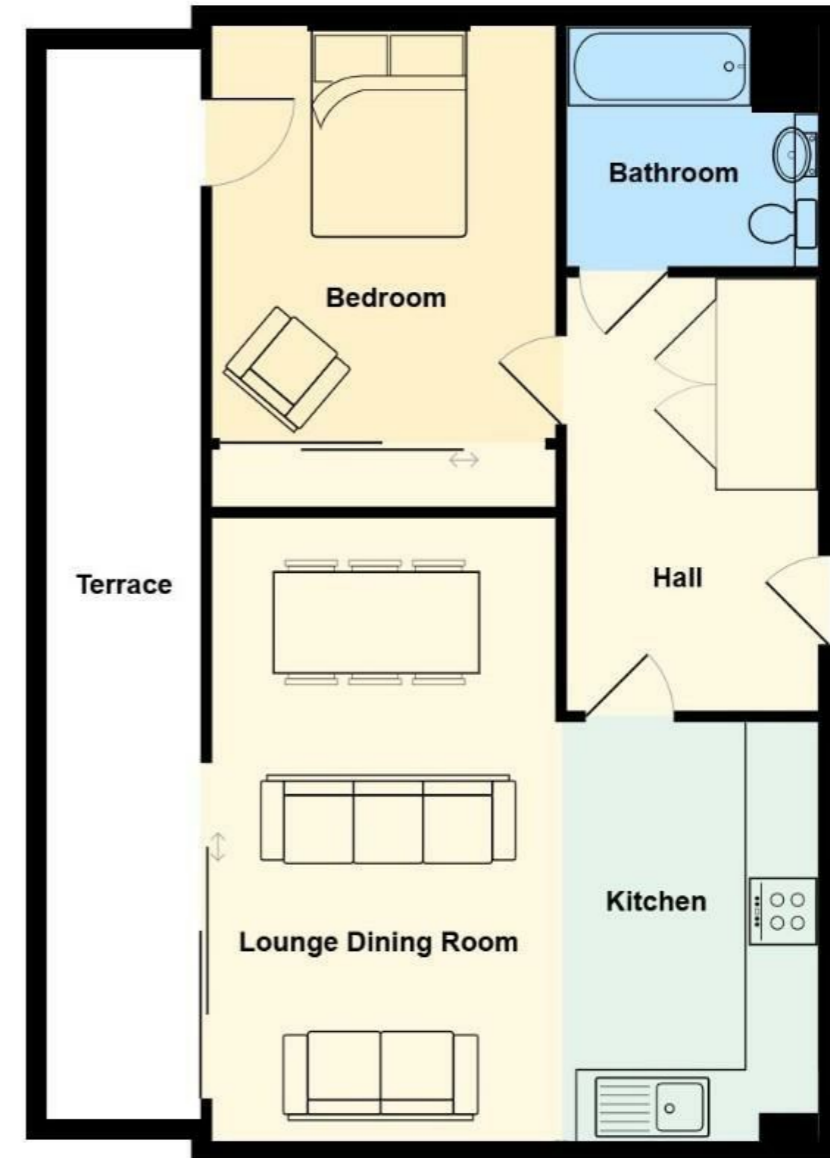


**Property Specialist**

**Mr Paul Davies**

Property Management Co-ordinator

paul.davies@jeffreycross.co.uk



Comments by the Homeowner





# Ferry Court

, Cardiff, CF11 0LB

£159,000



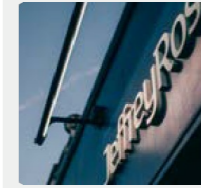
1 Bedroom(s)



1 Bathroom(s)



570.00 sq ft



Contact our  
**Penarth Branch**

02920415161

Located upon the 7th floor within this water side building you will find this beautifully presented apartment.

NO LAND TAX (STAMP DUTY).

Offering water views towards Penarth & the Bristol Channel from its glass fronted long terraced balcony. Benefitting from an allocated 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, generous lounge with dining space open to a modern kitchen - fully integrated, double bedroom - built in full width wardrobes and finally a bathroom completes the accommodation.

Complimented with double glazing and electric heating.

Viewing highly recommended.





#### Communal Entrance

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

#### Hall

Spacious hall leading to all rooms, entry phone, built in deep double cupboard - cloaks & housing the hot water tank, light.

#### Lounge Dining Kitchen 17'8" max x 16'10" max (5.38m max x 5.13m max)

Superbly spacious room with the lounge and dining areas open plan to the kitchen, sliding patio doors lead out onto the terraced balcony, 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, washer/drier plus built in oven, hob, cooker hood and built in microwave oven, porcelain tiled floor.

#### Bedroom 11'8" x 9'9" (3.56m x 2.97m)

Spacious master double bedroom, TV point, telephone point, built in full width wardrobes - mirrored sliding doors, door leading out onto the terraced balcony.

#### Bathroom

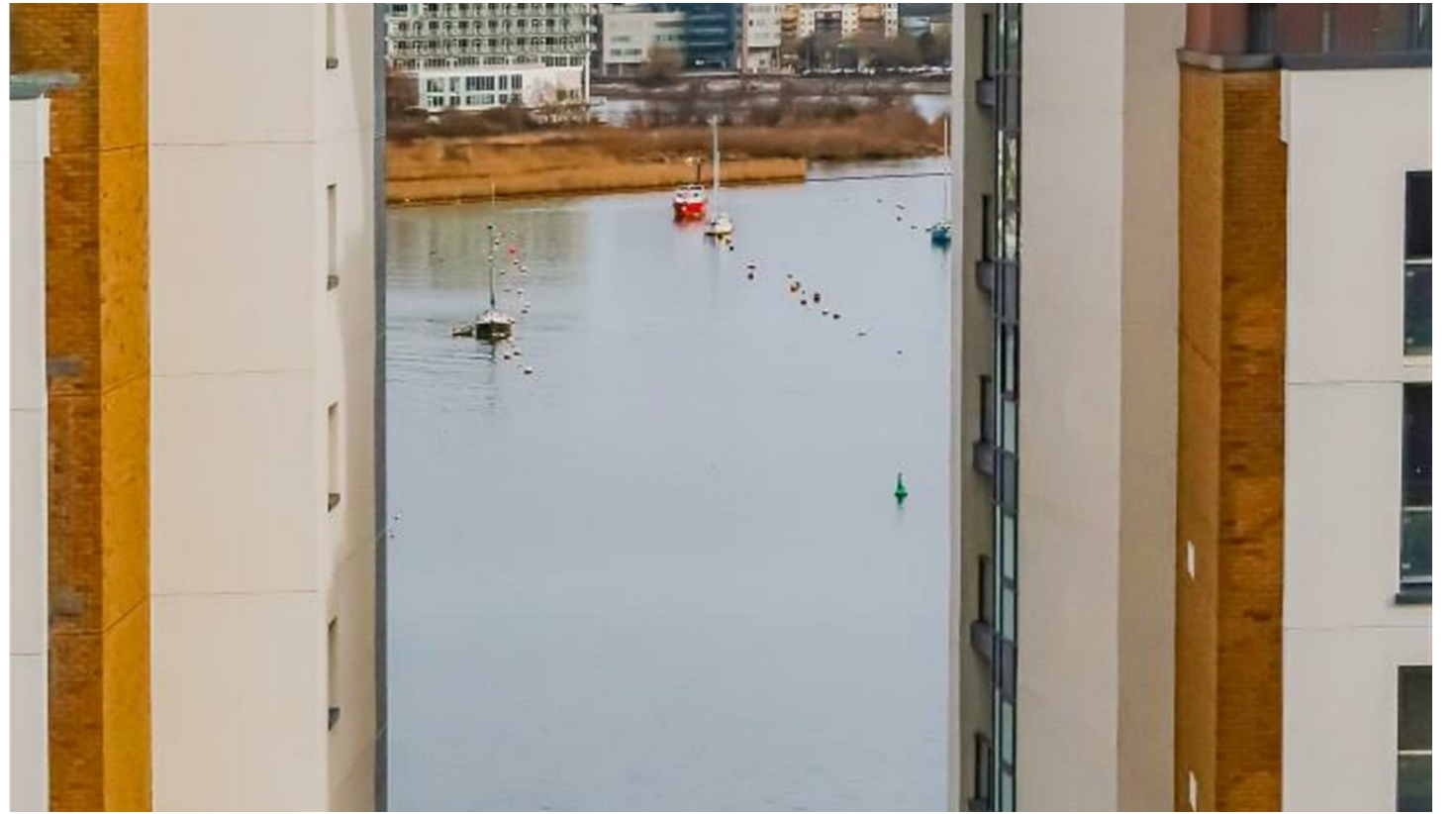
Stylishly appointed white suite by Roca comprising a panel bath - independent shower over with glass screen, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround and tiled floor, heated chrome towel rail, extractor fan.

#### Grounds

Set in well tended large grounds - central lawn with shrub borders, allocated parking space plus numerous visitor spaces. Fitness suite within Lady Isle House (plus second gymnasium in Duncansby House) 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 2006 therefore with 105 years remaining. Ground rent of £225.00 per annum (payable in 2 installments) Service Charge to include Buildings Insurance, water rates plus full use of the facilities at Prospect Place - gated entry, 24 hour concierge, full size indoor swimming pool with saunas and Jacuzzi plus 2 gymnasiums and the landscaped central gardens. of £2368.96 per annum. Council Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 