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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

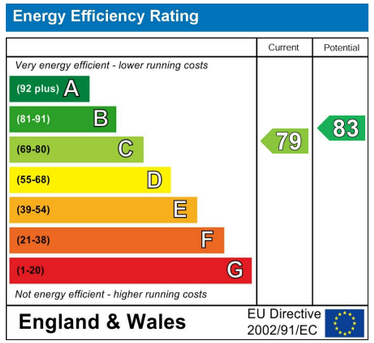
Property Management Co-ordinator

paul.davies@jeffreyross.co.uk

Davaar House

Total Area: 759 ft² ... 70.5 m² (excluding balcony)

All measurements are approximate and for display purposes only



Communal Entrance

Accessed via front of building or via under-croft parking. Stair and lift access to all floors.

Hallway

Entered via hardwood door into carpeted hallway with doors to reception room, bedrooms one and two, bathroom and storage/airing cupboard.

Lounge Kitchen 19'4" max x 14'5" max (5.89m max x 4.39m max)

A spacious open plan living room with uPVC sliding doors onto the balcony with water views.

The kitchen is fitted with a range of contemporary base and eye level units and benefits from integrated oven and induction hob with extractor fan over. Integrated fridge/ freezer, dishwasher, washer dryer and microwave oven. Tiled flooring and splash-back. Waste disposal. Down-lighting.

Bedroom One 16'8" max x 8'8" (5.08m max x 2.64m)

A double bedroom with, built in wardrobe storage, carpeted flooring and wall heater. Double glazed door to balcony. Door leading to ensuite.

En-Suite

Three piece white suite comprising of double shower cubicle with glass screen, low level wall hung W.C, wash hand basin, extractor fan, wall mounted heated towel rail, part tiled walls, tiled floor.

Bedroom Two 11'6" x 9'8" max (3.51m x 2.95m max)

Double bedroom with double glazed door leading onto the balcony.

Balcony

Full length balcony with water view.

Service Charge

We are advised by the vendor that the Service Charge is approximately £1646 a year and this includes building insurance, water rates and access to the pool & gyms.

Council Tax

Band E

Ground Rent

£250 per year.

Tenure

125 years from 1 Jan 2006, but this is to be confirmed by your solicitor

Ferry Court

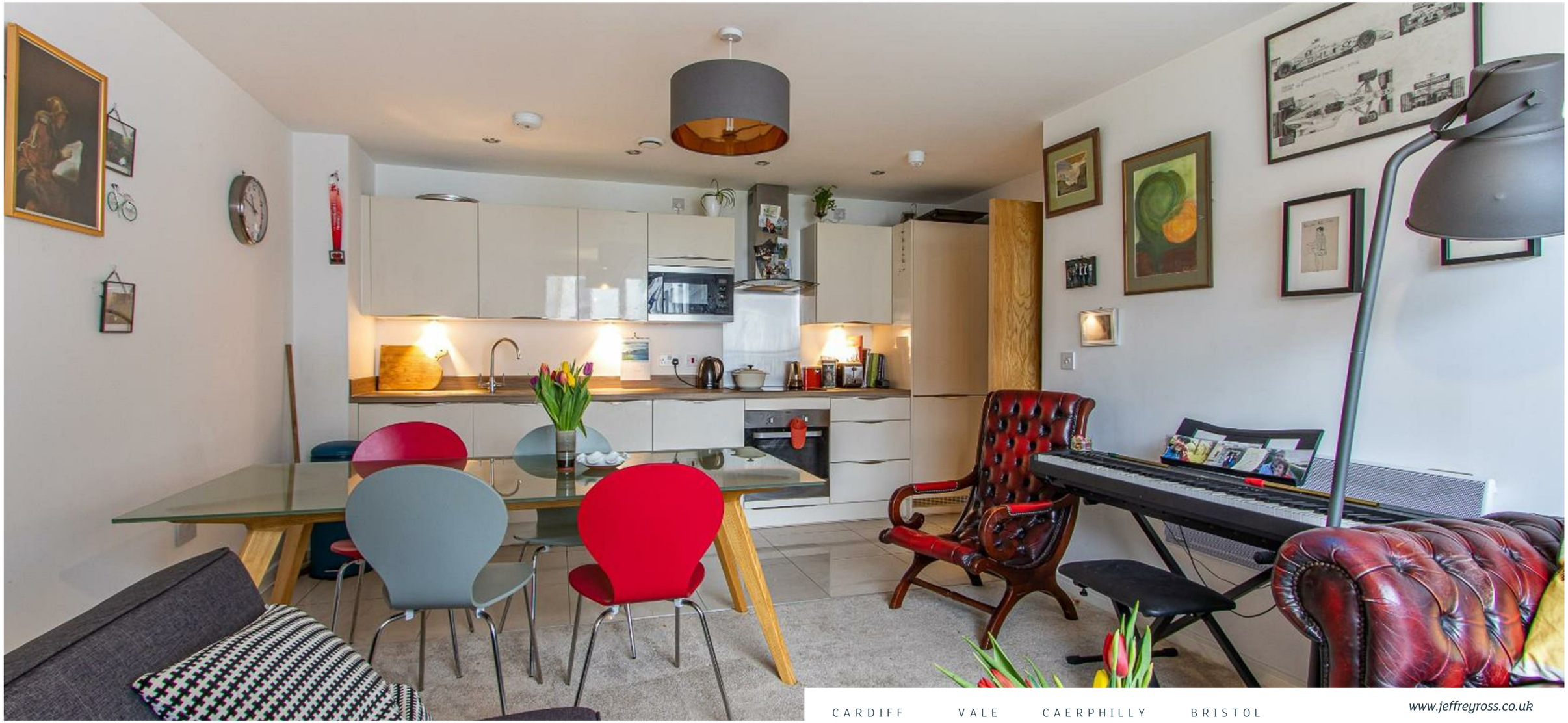
, Cardiff, CF11 0LA

£199,950

2 Bedroom(s) 2 Bathroom(s) 656.00 sq ft

Contact our

Penarth Branch

02920415161

Jeffrey Ross area delighted to bring to the market this immaculate two bedroom apartment.
Located in exclusive Davaar House within the popular modern development of Prospect Place in Cardiff bay overlooking the main lake towards the bay, this spacious and beautifully presented apartment enjoys incredible views over Cardiff Bay and the Bristol Channel.
With secure gated entry, the development of Prospect Place with its impressive central green area benefits from an indoor full size heated swimming pool with Jacuzzi & sauna's plus 2 gymnasiums plus has the added security of 24 hour concierge plus CCTV throughout the site.
Internally the property offers two double bedrooms, master ensuite shower room, bathroom and stunning open plan living / kitchen area and complete with a full length balcony.
There is allocated under-croft parking for one car plus visitor parking spaces.
Viewing highly recommended. There is a EWS1 on this property