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CARDIFF

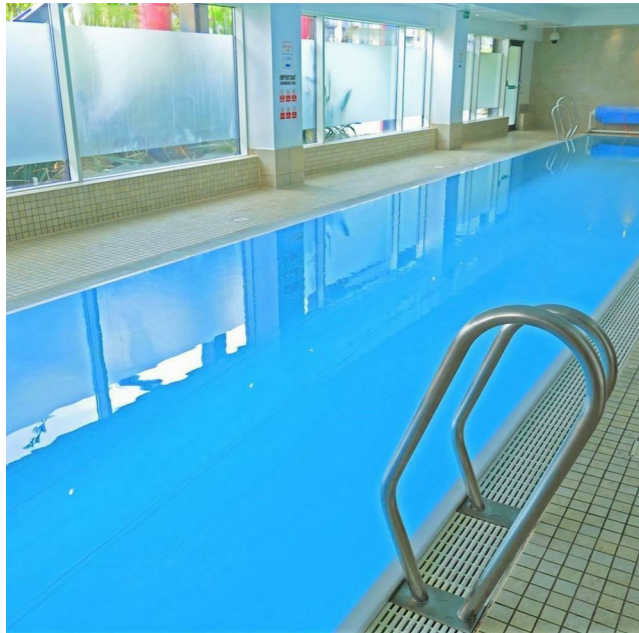
VALE

CAERPHELLY

BRISTOL



*Ferry Court*



The development of Prospect Place has proved to be an incredibly popular place to call home given the security of CCTV throughout plus of course 24 hour concierge. With the added attraction of a large indoor swimming pool plus there are 2 gymnasiums and the benefit of a large landscaped area to the center. With both Cardiff & Penarth on your door step what more could you want.

Comments by Mr Paul Davies

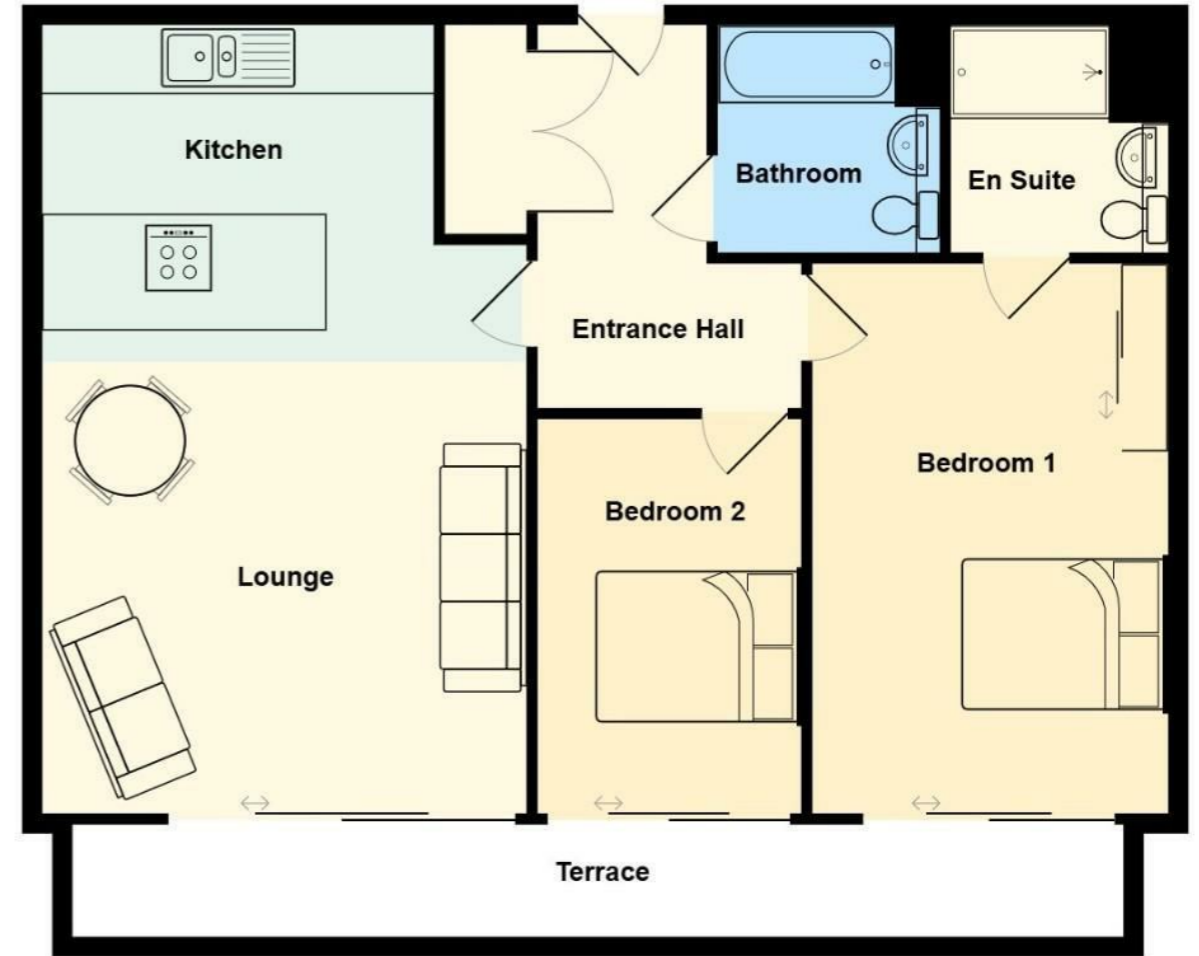


**Property Specialist**

**Mr Paul Davies**

Property Management Co-ordinator

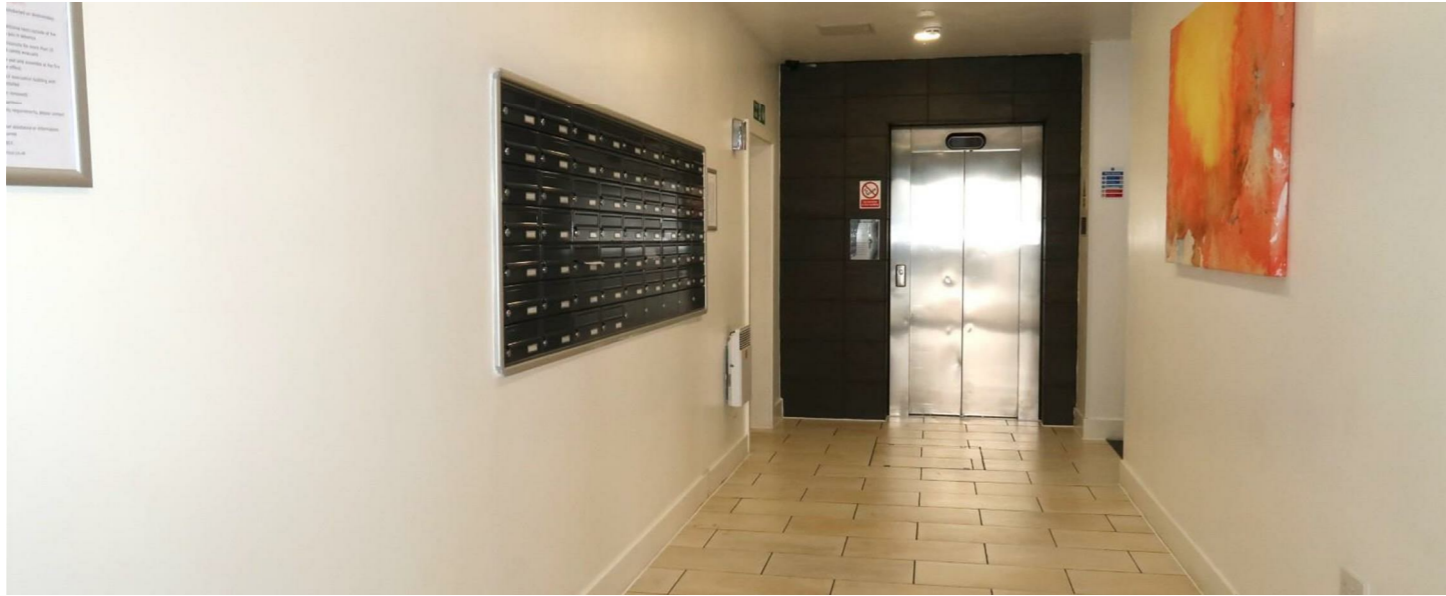
paul.davies@jeffreycross.co.uk



We have loved living here its been superb, having the use of the swimming pool and gym has been amazing, we feel so much more healthier and fitter. Its been a happy place with so many good vibes and good memories.

Comments by the Homeowner





# Ferry Court

, Cardiff, CF11 0JF

£180,000



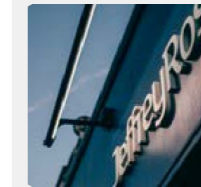
2 Bedroom(s)



2 Bathroom(s)



732.00 sq ft



Contact our  
**Penarth Branch**

02920415161



This fourth floor, two double bedroom apartment boasts a pleasant outlook with balcony views. Situated in Jones Point House, Prospect Place, a popular gated development situated within a quarter of a mile of the international sports village and Cardiff bay retail park. The property is well presented and comprises: good size entrance hall, a large open plan living room/kitchen with sliding doors leading to large terraced balcony with water views and of the well maintained grounds, two double bedrooms with both allowing access to the terraced balcony, master with built in wardrobes and en suite shower room, the stylishly appointed family bathroom completes the accommodation. The property further benefits from allocated plus visitor parking, 24 hour concierge and on site leisure facilities including swimming pool and two gyms. To the center of the development an impressive lawned & landscaped large communal green area. Viewing highly recommended.



#### Communal Entrance

Enter via intercom to a welcoming entrance, access to all apartments via lift and stairs.

#### Entrance Hall

Welcoming entrance hall, intercom entry phone, generous double coats cupboard with light housing the hot water tank.

#### Lounge Kitchen 23'3" max x 14'1" max (7.09m max x 4.29m max)

Spacious living area open to the kitchen with an attached island and breakfast bar divide, with laminate worktop and inset stainless steel one & half bowl sink & drainer with mixer tap, integrated fridge & freezer, washer/drier and dishwasher plus built in oven & ceramic hob and overhead cooker hood plus built in microwave oven, to the lounge - sliding patio doors lead out onto the long terrace, TV point, telephone point.

#### Bedroom 1 16'4" x 8'9" (4.98m x 2.67m)

Large double bedroom, sliding doors lead out onto the terrace, built in double wardrobe - sliding doors, TV point, telephone point.

#### En Suite Shower Room

Stylishly appointed white suite comprising a double enclosure - shower, vanity wash hand basin and close coupled wc - concealed cistern, tiled surround and tiled floor, extractor fan, heated chrome towel rail, twin shaver point.

#### Bedroom 2 11'6" x 7'9" (3.51m x 2.36m)

Double bedroom, sliding doors lead out onto the terrace.

#### Bathroom

Modern white suite comprising a panel bath - shower, vanity wash hand basin and close coupled wc - concealed cistern, tiled surround and tiled floor, extractor fan, heated chrome towel rail, twin shaver point.

#### Grounds

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

#### Information

We believe there is a 125 year lease from 1st January 2003 with 103 years remaining.  
The current service charge is £1,696.39 for the 6 month period 01-01-24 to 30-06-24 with Ground Rent of £150.00  
Council Band E £2,349.34 (2025-2026)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	85
(69-80) C			
(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	

