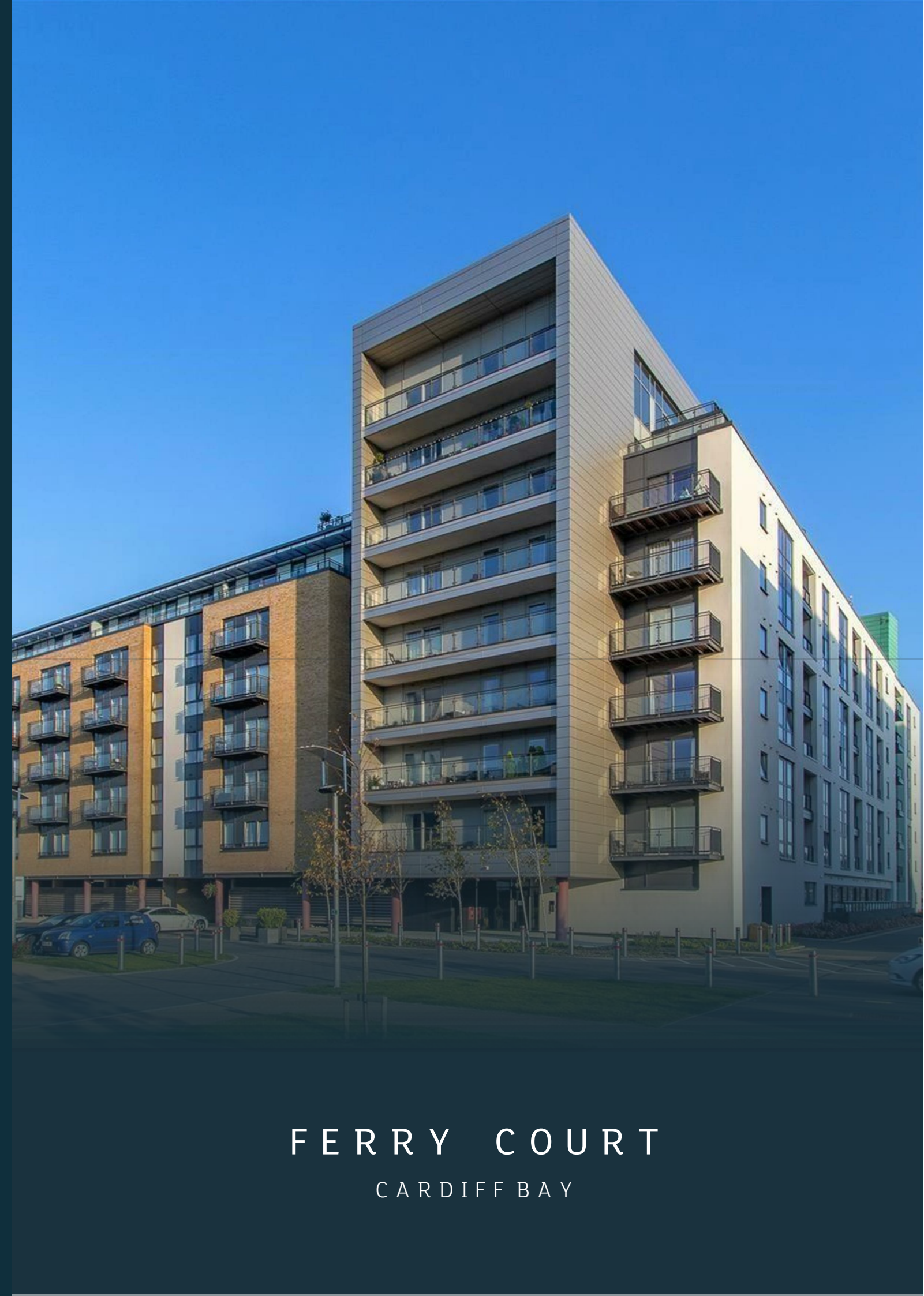


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



FERRY COURT  
CARDIFF BAY



#### COMMUNAL ENTRANCE

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

#### HALL

Spacious entrance hall, access to all rooms, with double doors to cloaks/airing cupboard housing hot water cylinder.

#### LOUNGE KITCHEN

5.16m x 4.37m (16'11" x 14'4")

Contemporary open plan living combining the living area with the kitchen.

Sliding patio doors lead out onto the terraced balcony and affording a stunning water view, TV point, telephone point. Kitchen fitted with a range of wall and base units with round edge worktop and inset stainless steel sink with double drainer, appliances include dishwasher, washing machine plus fridge & freezer and built in oven, hob & hood.

#### BEDROOM 1

4.47m x 2.77m (14'8" x 9'1")

Generous double bedroom, water to rear with water views, built in double wardrobes - mirrored sliding doors, TV point, telephone point.

#### EN SUITE SHOWER ROOM

Stylishly appointed, double enclosure with shower, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround, extractor fan, heated towel rail, shaver point.

#### BEDROOM 2

2.79m x 2.59m (9'2" x 8'6")

Double bedroom, built in double wardrobes - mirrored sliding doors, window to rear.

#### BATHROOM

Stylishly appointed, panel bath with shower and glass screen, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround, extractor fan, heated towel rail, 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

Leasehold, with 125 years from 2003




We have been informed by the owner that the service charge is in the region of £2,075, & the Ground rent is £250 per annum but this is to be confirmed by your solicitor





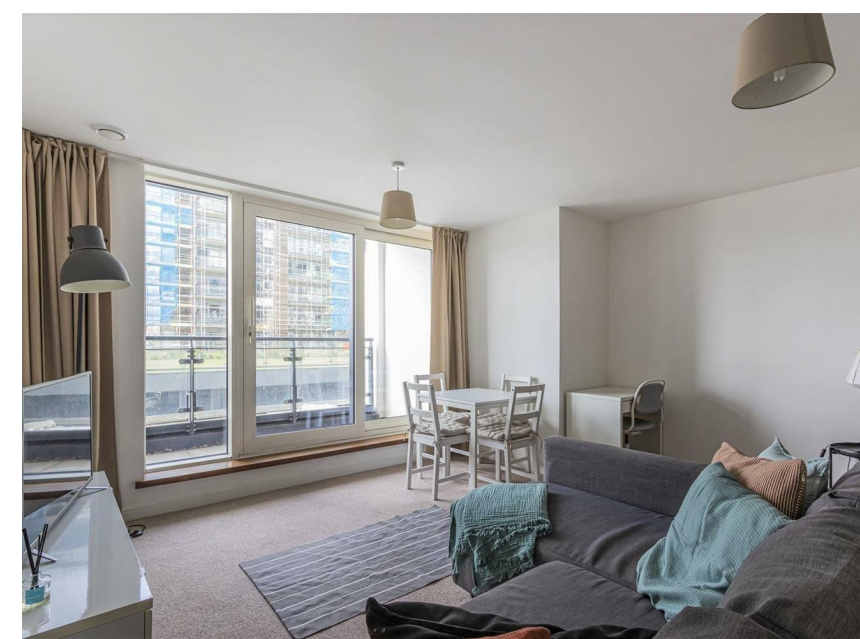
# FERRY COURT

CARDIFF BAY, CF11 0LA - £200,000

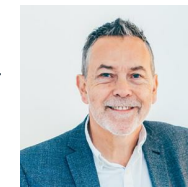
 2 Bedroom(s)  2 Bathroom(s)  650.00 sq ft

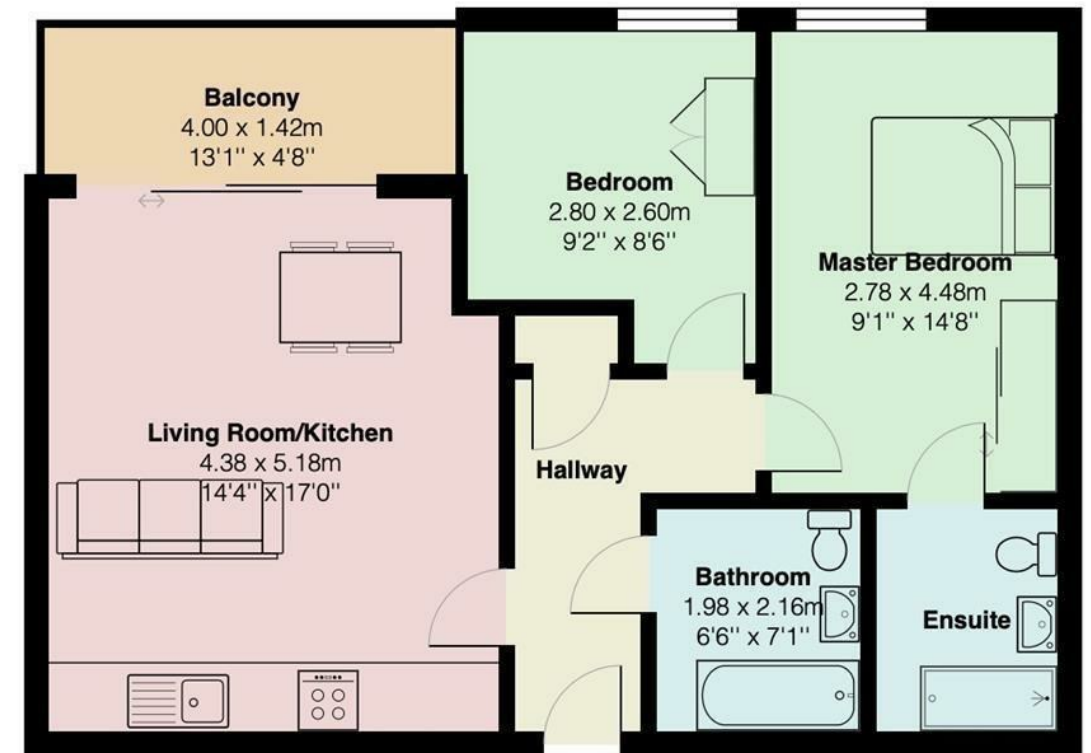
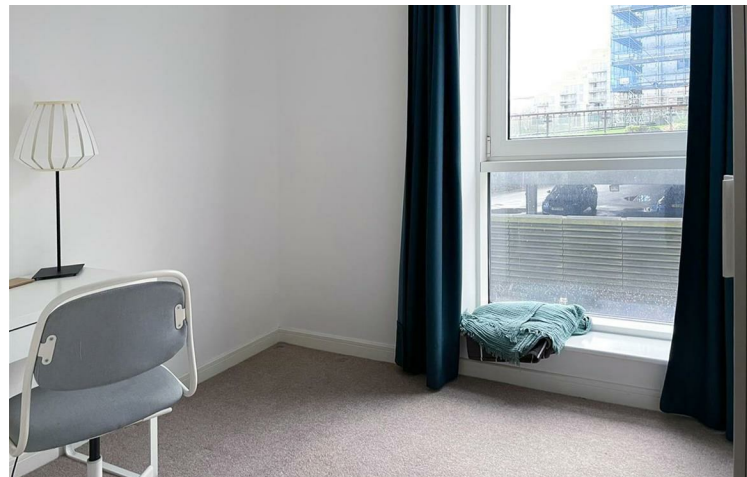
Jeffrey Ross are delighted to market this two bedroom apartment in the ever popular Prospect Place down Cardiff Bay. The property comprises of two double bedrooms (one of which benefits from an ensuite with walk in shower), family bathroom with bath and shower overhead, large open plan kitchen/living room with direct access to a west facing balcony with stunning water views over Cardiff Bay and Penarth. The property also benefits from one allocated parking space, and onsite Leisure Facilities including a heated swimming pool with jacuzzi and fully equipped gymnasium. Just a short walk to bars & restaurants in Mermaid Quay, as well as Penarth Marina. The property would make a great investment with £1150pm rent achieved previously.

EPC Rating: B  
Council Tax Band: E



**PROPERTY SPECIALIST**  
Mr Paul Davies  
paul.davies@jeffreyross.co.uk  
Property Management Co-ordinator

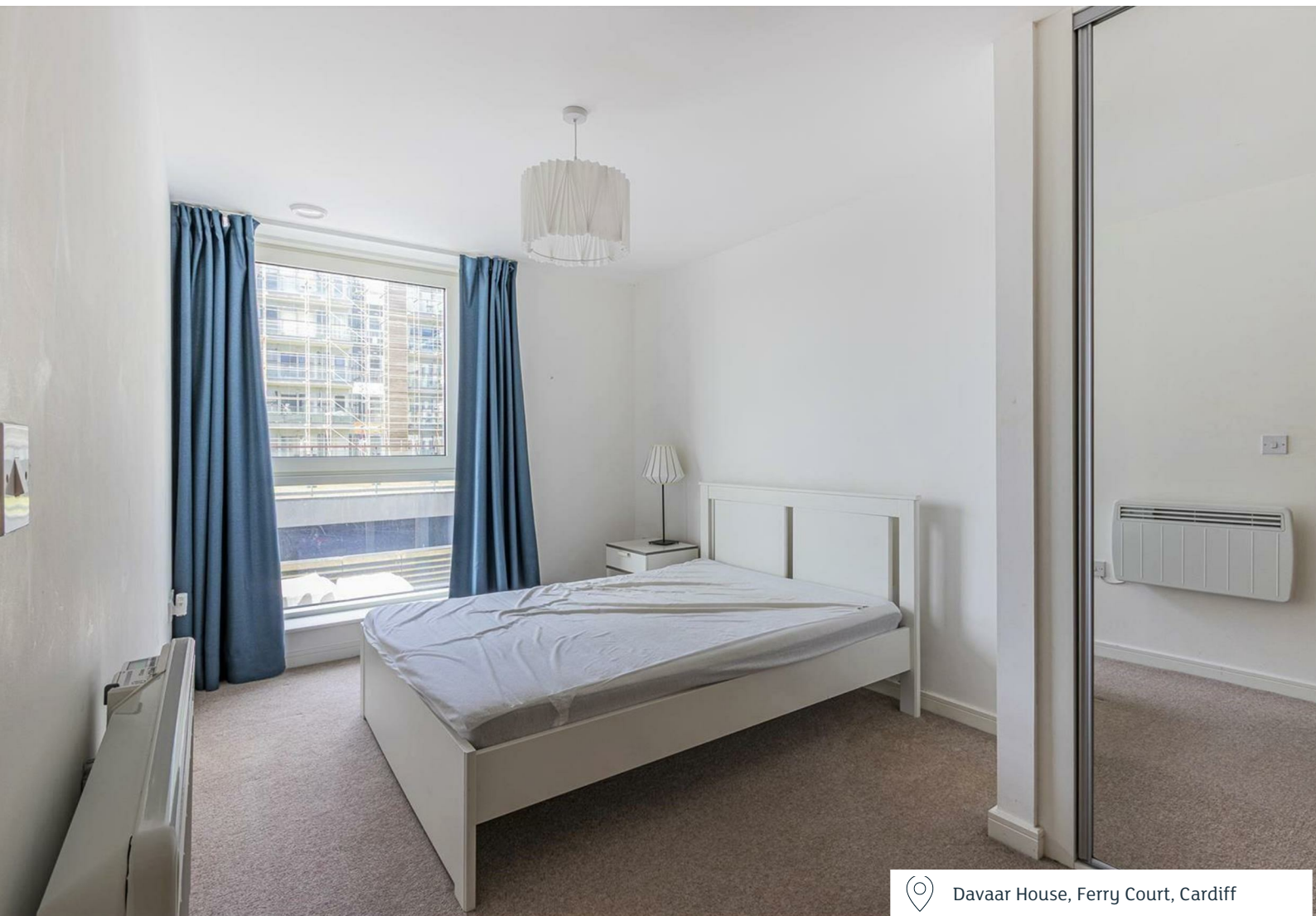




Davaar House

Total Area: 60.4 m<sup>2</sup> ... 650 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



Davaar House, Ferry Court, Cardiff



Energy Efficiency Rating

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