

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

FERRY COURT





#### ENTRANCE HALL

Electric radiator, built in storage cupboard

#### LIVING ROOM/KITCHEN

4.39m x 5.26m (14'5 x 17'3)

Matching wall and base units, inset stainless steel sink and drainer, mixer tap, inset electric hob, fitted oven, fitted extractor hood, integral fridge freezer, tiled floor, living space with carpeted floor, two electric heater, uPVC double glazed sliding patio door to;

#### TERRACE

Patio area leading to a shared lawn / terrace with views over Cardiff Bay

#### BEDROOM ONE

2.72m x 4.24m (8'11 x 13'11)

Carpeted floor, electric radiator, uPVC double glazed window to terrace and overlooking Cardiff Bay, built in double wardrobe, door to;

#### EN-SUITE

Walk in shower cubical, fitted shower, wall hung wash hand basin and toilet, tiled floor and walls, shaving point, extractor fan, heated towel rail

#### BEDROOM TWO

3.05m x 2.59m (10' x 8'6)

Carpeted floor, electric radiator, uPVC double glazed window, uPVC double glazed door to terrace

#### BATHROOM

Panel bath with fitted shower over, glass shower screen, wall hung wash hand basin and toilet, tiled floor, shaving point, heated towel rail, extractor fan.

#### PARKING

Allocated parking space and visitor spaces on site

#### TENURE

Leasehold 125 years from 2003 - 103 years remaining.

Ground rent = £210 per annum

Service Charge = We are informed is currently in the region of £3,000 per annum

#### COUNCIL TAX




Band E



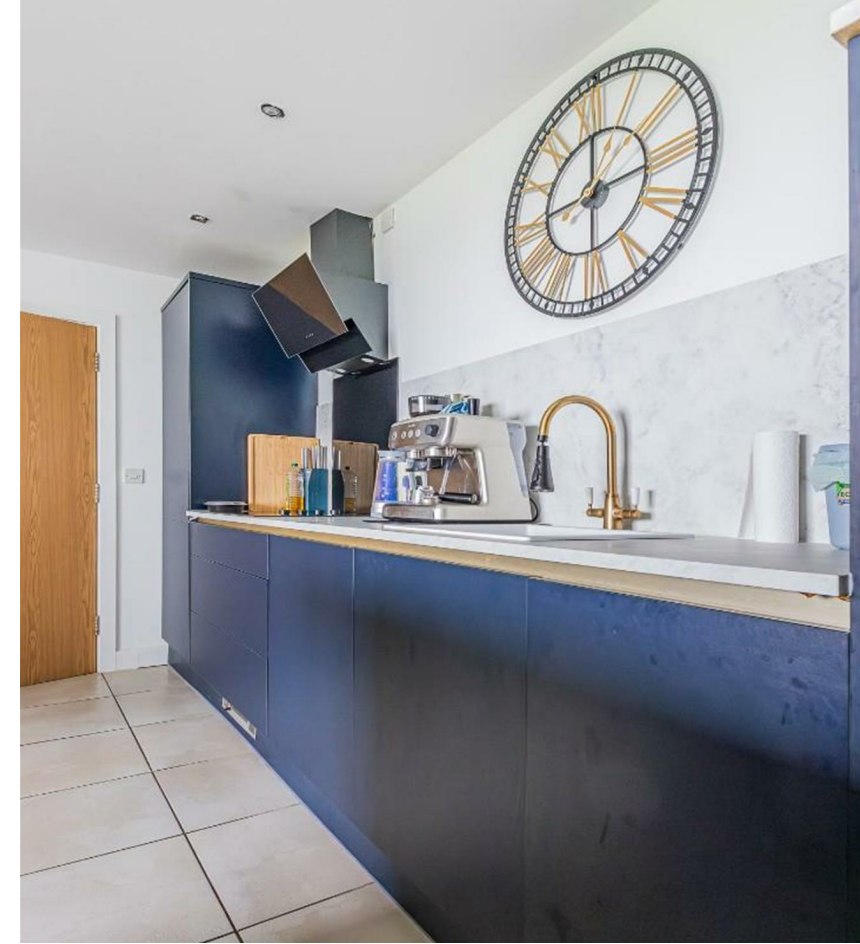


# FERRY COURT

, CF11 0JN - £210,000

 2 Bedroom(s)  2 Bathroom(s)  662.00 sq ft

A two double bedroom apartment located on the upper ground floor in Prospect Place. This modern apartment has a spacious open plan lounge kitchen with patio doors to a great size terrace, two double bedrooms with principal en-suite shower room and family bathroom. Complete with on site parking and leisure facilities such as a pool, and gym, this would make an ideal first time buyer, 2nd property or for those downsizing. Close to Cardiff Bay retail park. Offered to market with no onward chain. Holding a desirable position with access to a large lawned area and views of Cardiff Bay. Very realistic asking price for an early sale.



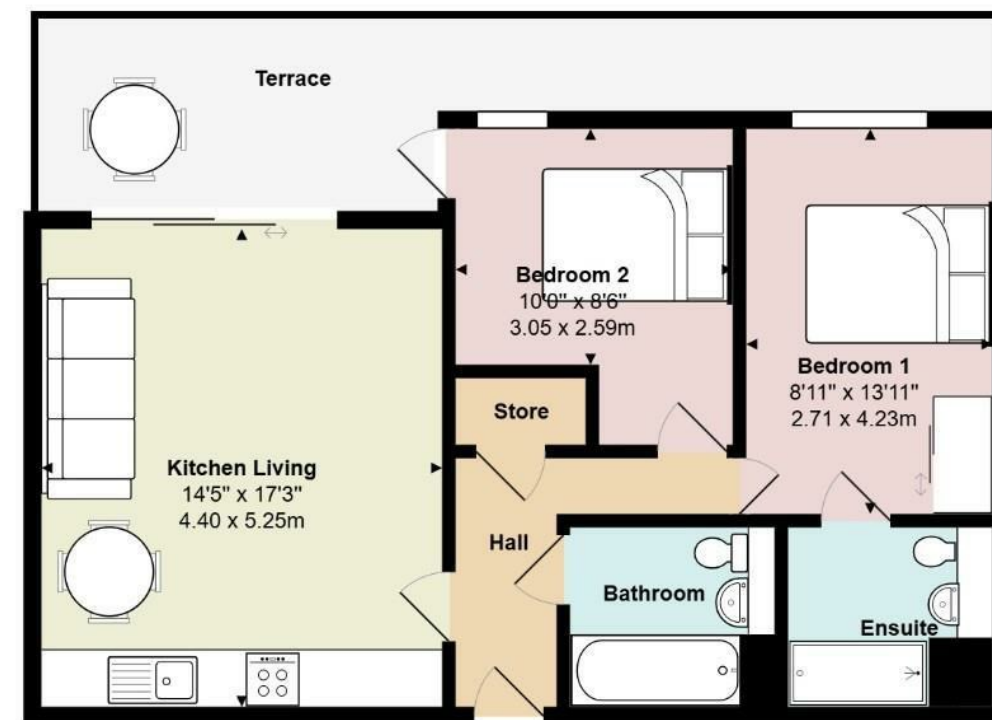
**PROPERTY SPECIALIST**  
Mr Jeff Hopkins  
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Valuer





Caldey Island House, Ferry Court, Cardiff

### Caldey Island House



Total Area: 662 ft<sup>2</sup> ... 61.5 m<sup>2</sup> (excluding terrace)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 