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CARDIFF

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Hartland House, Ferry Court

CARDIFF BAY



This is a very well presented example of these popular properties and would make a good home for a first time buyer or a buy-to-let.

Comments by Mr Jeff Hopkins



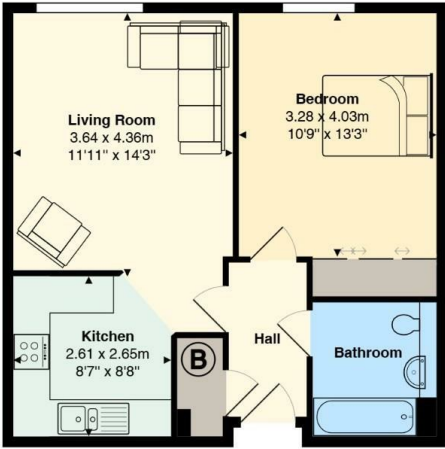
Property Specialist
Mr Jeff Hopkins
Valuer

jeff@jeffreycross.co.uk



Comments by the Homeowner

Hartland House



Total Area: 48.6 m² ... 524 ft²

All measurements are approximate and for display purposes only



Hallway
Living room 11'11 x 14'3 (3.63m x 4.34m)
Kitchen 8'7 x 8'8 (2.62m x 2.64m)
Bedroom 10'9 x 13'3 (3.28m x 4.04m)
Bathroom
Tenure
Leasehold with 110 years remaining at an anual ground rent of £75 per annum
Service charge
£2,250 per annum
Council tax
Band D
Parking space
No 7

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(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	



Hartland House,

Cardiff Bay, Cardiff, CF11 0JE

£125,000

1 Bedroom(s)

1 Bathroom(s)

524.00 sq ft

Contact our

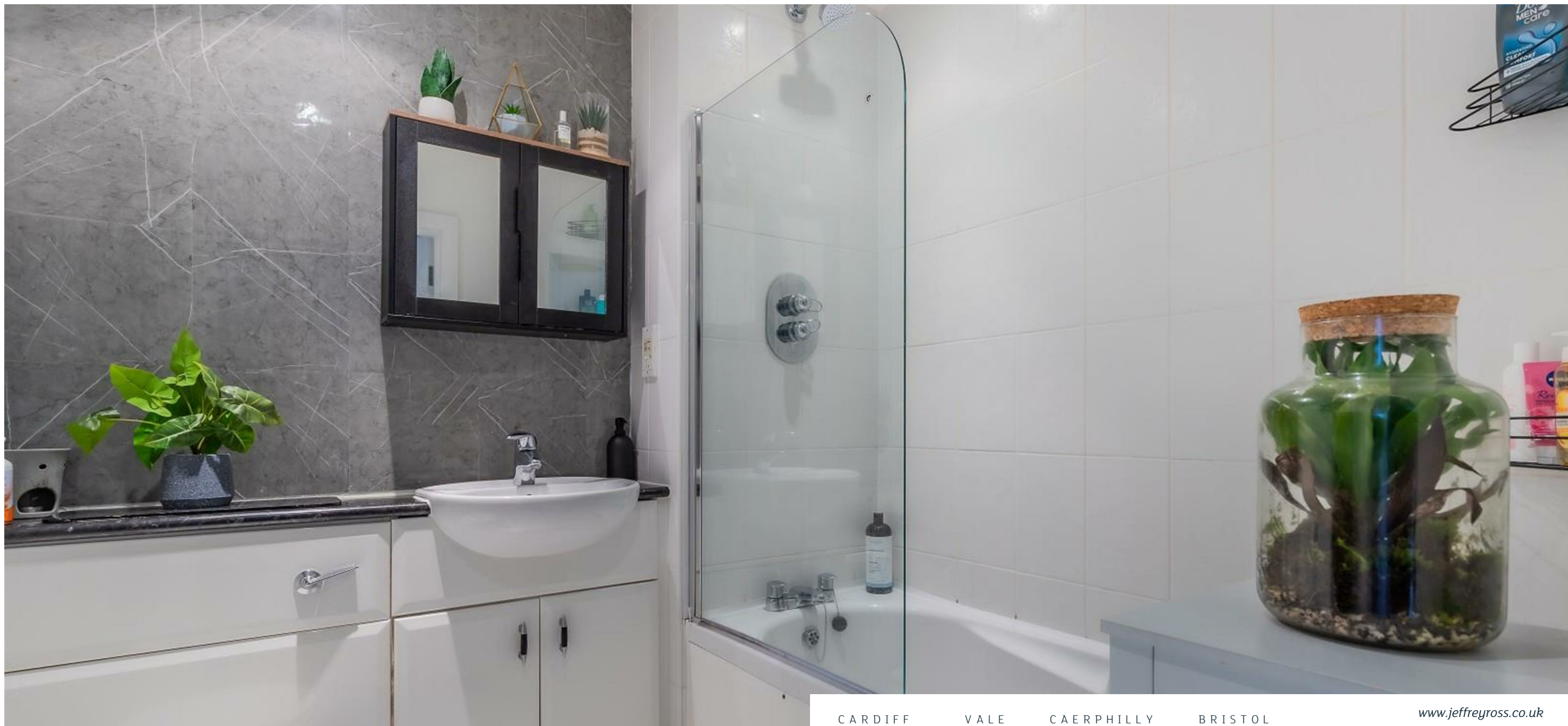
Penarth Branch

02920415161

This very well presented one bedroom apartment, would make a fantastic first time buy or investment opportunity, within one of Cardiff Bay's most popular gated developments, with a selection of onsite leisure facilities including swimming pool and gyms as well as large communal gardens. Well located for access to a wide variety of local supermarkets, shops, cafes and bars as well as having the Taff Trail on your doorstep.

The property itself is accessed via lift and communal stairwell and opens into an entrance hall with double cupboard, spacious living room, fitted kitchen with built-in appliances, double bedroom with fitted wardrobes and bathroom with over bath shower. Electric heating.

Further benefits include an allocated parking space and visitor parking bays and a concierge service based at the main gates.



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