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CARDIFF VALE CAERPHILLY BRISTOL



Davaar House

PROSPECT PLACE, FERRY COURT



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

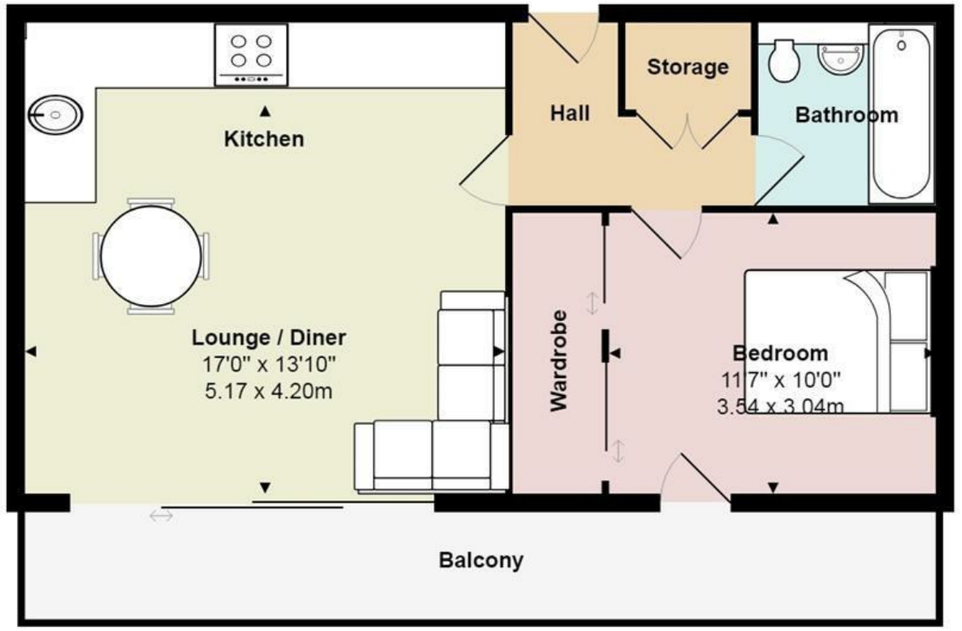
Property Management Co-ordinator

paul.davies@jeffreyross.co.uk

Comments by the Homeowner



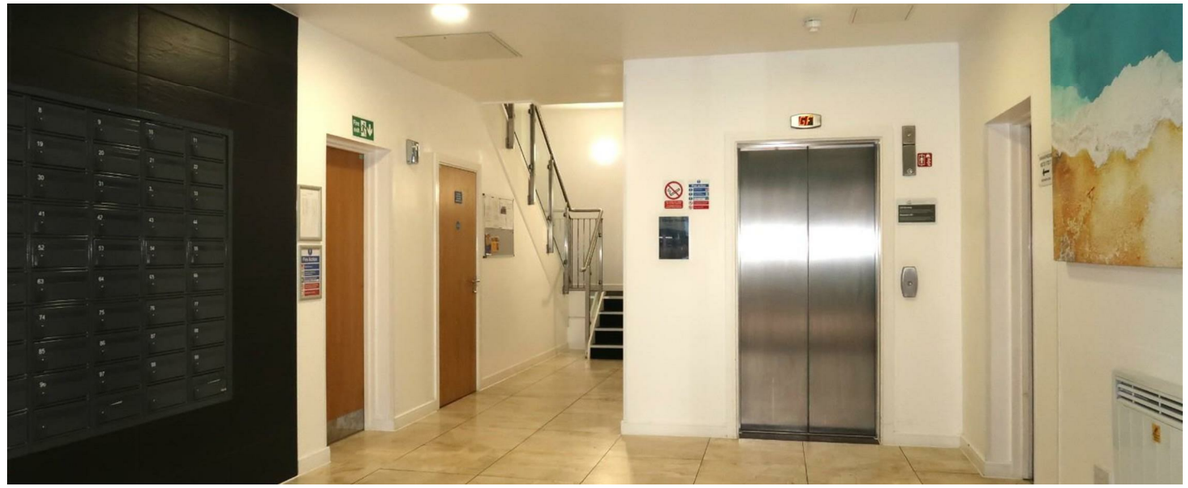
Devaar House

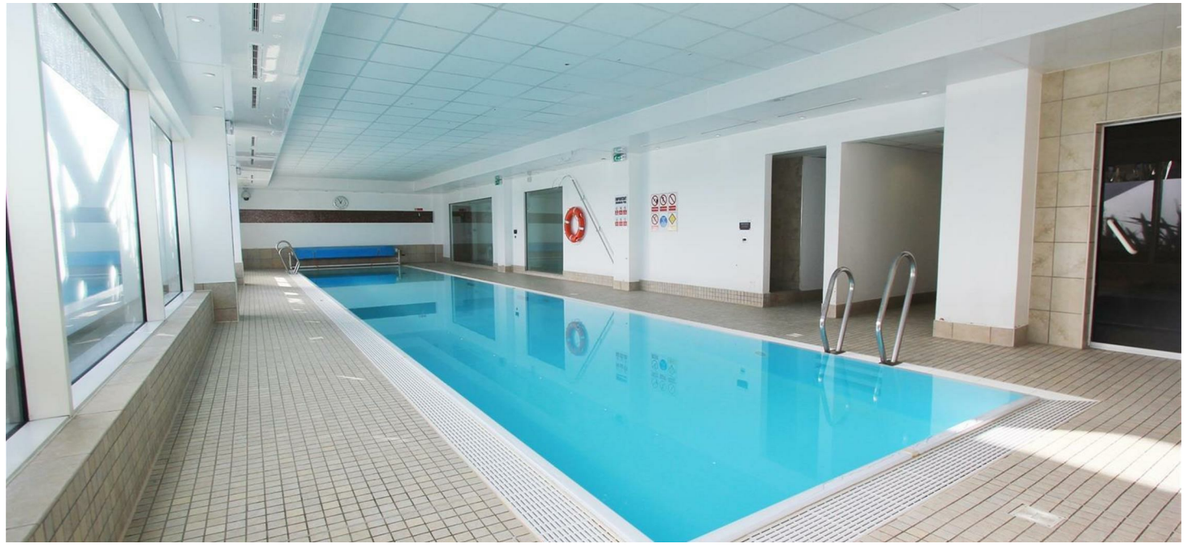


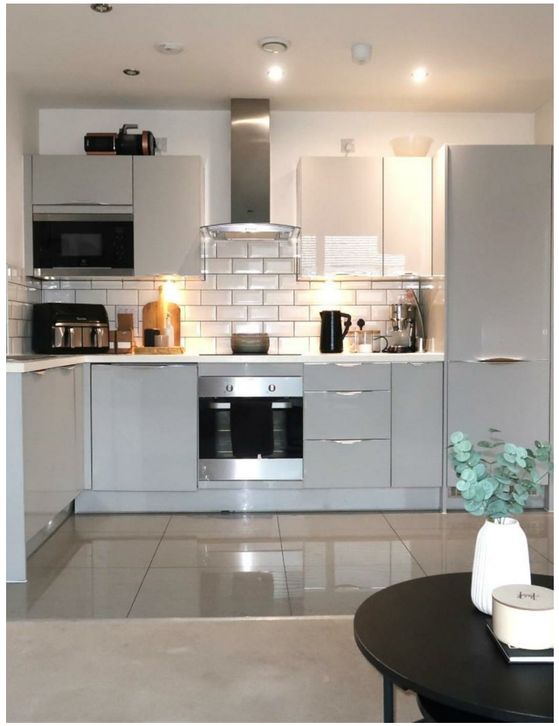
7 th floor

Total Area: 541 ft² ... 50.3 m² (excluding balcony)

All measurements are approximate and for display purposes only









Davaar House

Prospect Place, Ferry Court, Cardiff Bay, CF11

£158,000

1 Bedroom(s) | 1 Bathroom(s) | sq ft



Contact our
Penarth Branch
02920415161

Located upon the 7th floor within this water side building you will find this beautifully presented apartment.

Offering water views towards Penarth & the Bristol Channel from its glass fronted long terraced balcony. Benefitting from an allocated parking space plus numerous visitor spaces.
This popular complex of Prospect Place has gated entry with concierge, superb well tended communal grounds plus a fitness suite consisting of large heated swimming pool, Jacuzzi and steam rooms plus 2 gymnasiums.
Briefly comprising a communal entrance - lift to all floors, hall, generous lounge open to a modern kitchen - fully integrated with fridge, freezer, washer/drier plus built in oven, hob & hood and built in microwave oven, double bedroom - built in full width wardrobes and finally a bathroom completes the accommodation.
Complimented with double glazing and electric heating.
Viewing highly recommended.





Communal Entrance

Entry via intercom entry, lift and stairs to all apartments.

Hall

Spacious hall leading to all rooms, entry phone, built in deep double cupboard - cloaks & housing the hot water tank, light.

Lounge Kitchen 17'11" x 13'7" (5.46m x 4.14m)

Superbly spacious room with the lounge open plan to the kitchen, sliding patio doors lead out onto the terraced balcony, TV point, telephone point, kitchen area fitted with a modern range of contemporary wall and base units with laminate worktop and inset stainless steel sink & drainer with mixer tap and bevel tiled splash backs, integrated fridge, freezer, washer/drier plus built in oven, hob, cooker hood and built in microwave oven, porcelain tiled floor.

Balcony

Decked floor, glass balustrade, stunning views over cardiff bay, accessed from lounge and door from bedroom

Bedroom 11'7" x 9'11" (3.54m x 3.04m)

Spacious master double bedroom, TV point, telephone point, built in full width wardrobes - mirrored sliding doors, door leading out onto the terraced balcony.

Bathroom

Stylishly appointed white suite by Roca comprising a panel bath - independent shower over with glass screen, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround and tiled floor, heated chrome towel rail, extractor fan.

Leisure facilities

On site indoor heated swimming pool with saunas and Jacuzzi & gymnasium in Lady Isle House with a 2nd gym situated in Dovercourt House

Grounds

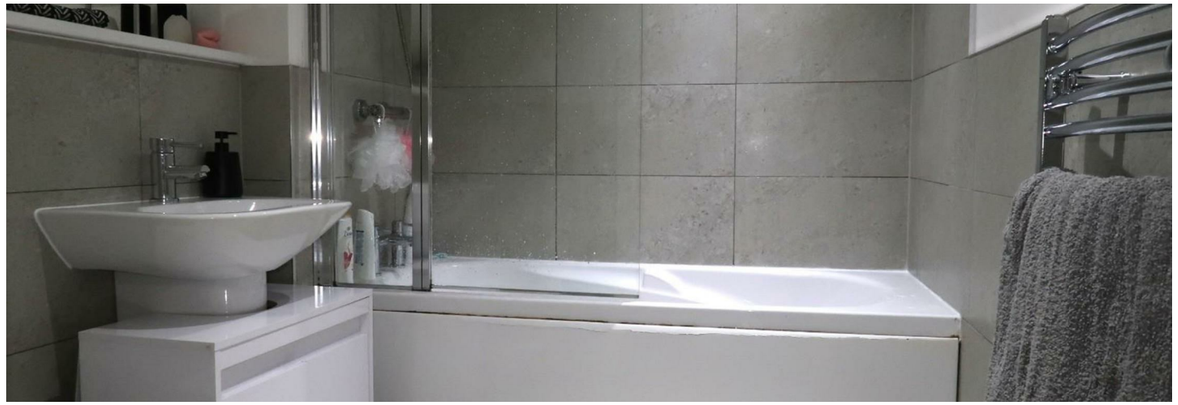
Set in landscaped and well tended communal grounds, one allocated undercroft parking space (first floor), and visitor parking

Information

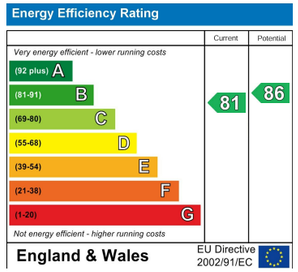
We believe the apartment is leasehold with a 125 year lease from 1st January 2006 therefore with 105 years remaining. Ground rent of £225.00 per annum (payable in 2 installments) Service Charge to include Buildings Insurance, water rates plus full use of the facilities at Prospect Place - gated entry, 24 hour concierge, full size indoor swimming pool with saunas and Jacuzzi plus 2 gymnasiums and the landscaped central gardens. of £2,244 per annum.
Council Band D £1,922.19 (2025-2026)



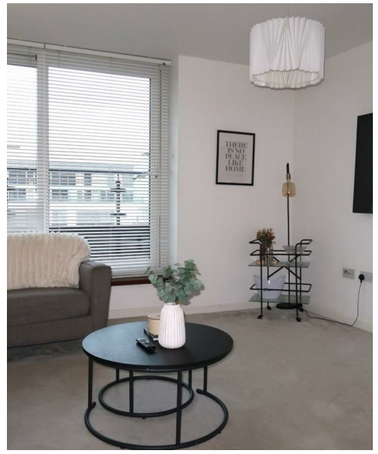







Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
81
86
England & Wales
EU Directive 2002/91/EC




THERE IS NO PLACE LIKE HOME