



**40 Douglas House Prospect Place, Cardiff Bay, CF11 0LD**  
**£950 Per Month**

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# 40 Douglas House Prospect Place, Cardiff Bay, CF11 0LD

## £950 Per Month



### Modern Living in Cardiff Bay

Situated in the sought-after Prospect Place development, this one-bedroom apartment offers contemporary living with excellent facilities. Its fourth-floor position ensures privacy and pleasant views, while the location provides quick access to Cardiff Bay's attractions and Cardiff city centre.

personalise the space. Move-in is available from the end of December 2024.

**Council Tax**  
Band D.

### Open Plan Living

The apartment features a bright open-plan living room with a fitted kitchen. Integrated appliances include an oven, microwave, fridge, freezer, and washing machine, offering convenience for modern living. The layout is perfect for those who enjoy entertaining or relaxing in a light-filled space.

### Comfortable Bedroom and Bathroom

The spacious double bedroom is well-proportioned, providing comfort and functionality. The modern bathroom is finished to a high standard, equipped with all essentials to complement the apartment's sleek design.

### Premium Amenities

Residents of Prospect Place enjoy access to a 24-hour concierge service, ensuring security and support. Leisure facilities include a fully equipped gym, swimming pool, sauna, steam room, and jacuzzi. The communal landscaped gardens provide a serene outdoor retreat.

### Practical Features

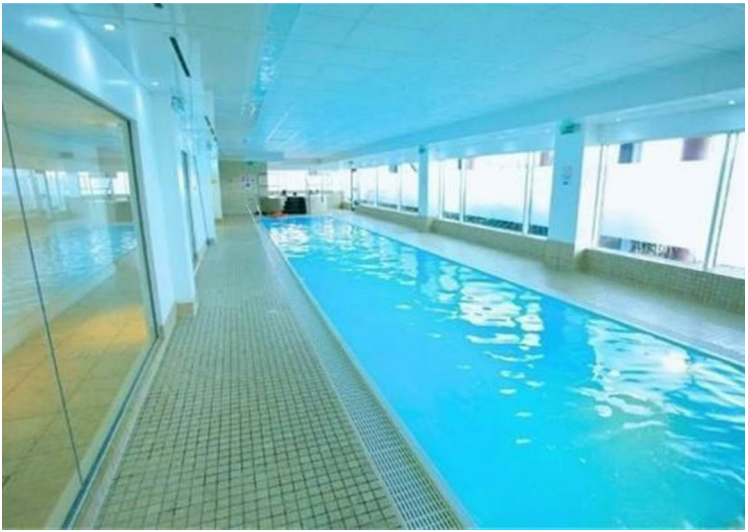
The property benefits from UPVC double glazing and electric heaters, ensuring warmth and efficiency year-round. An allocated undercroft parking space adds further convenience. Water rates are included in the rent, simplifying utility costs.

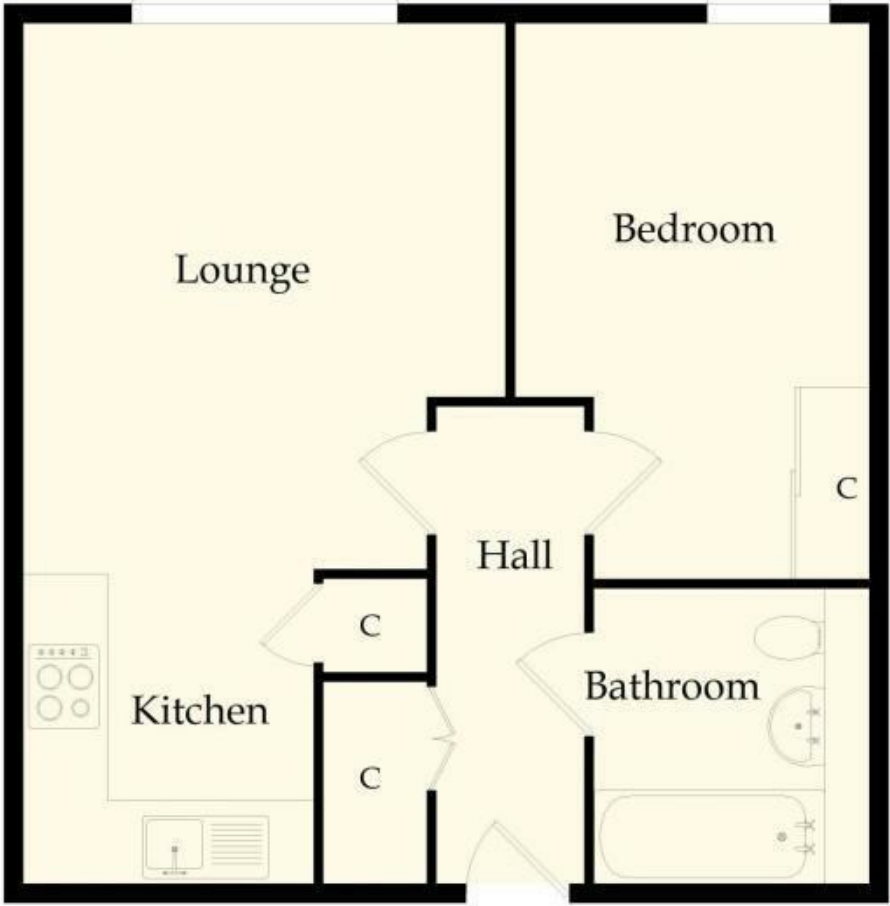
### Prime Location

Located a short walk from the vibrant Mermaid Quay, the apartment is perfect for those who want easy access to restaurants, bars, and entertainment. Cardiff city centre is also within close proximity, offering excellent transport links and shopping opportunities.

### Move-In Ready

This apartment is available unfurnished, allowing tenants to





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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	82	82	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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