

2 Bed Apartment In Ferry Court , Cardiff, CF11 0LD

£249,950



SHORT DESCRIPTION

Property Ref: 14431 An immaculately presented two-bedroom contemporary apartment. One of the newer-build apartments, it's ideally situated on the fourth floor of this popular development, enjoying elevated water views. It really is a must-see! Accommodation comprises of an open plan living/kitchen area, two good size double bedrooms, with en-suite to the master bedroom and a separate family bathroom. The property also boasts a large balcony which spans across the entire apartment and can be accessed through both bedrooms and the living area. All rooms are finished to an excellent standard, upgraded carpet laid through-out and includes ready-installed superfast Fibre Optic internet and Sky/BT cabaling. Each room has a Nuaire air filtration system installed which provides the home with filtered air all year round, improving the indoor air quality and reduces dust and allergen levels. Entry to the complex and building is via a secure key fob. The communal hallway has both stairs and lift access to the 4th floor. Secure letterboxes are located in the communal hallway and there is a rear door leading to the bin and recycling stores. The property has an allocated car parking space located on the first floor under croft car park, conveniently next to the building's doorway. The complex is maintained to a very high standard. It benefits from a 24-hour concierge with secured gate access and 24/7 CCTV. It also benefits from private on-site leisure facilities consisting of two indoor gyms, swimming pool, sauna, steam room and jacuzzi, available to use 7 days a week. Amazon lockers specifically for residents are located near to the concierge office. The Ferry Court grounds are very attractive and well maintained, including regular maintenance and refurbishment of communal areas, hallways and carpets, including daily cleaning. There is also direct access to Cardiff Bay trails and local supermarkets with coffee shops, bakery, food outlets and gyms within walking distance. There are huge development plans underway for the neighbouring Sports Village, adding to the Cardiff International Pool, white water rafting and Ice Rink, this really is a desirable location to reside. **ENTRANCE HALL** Telephony intercom system to grant access to visitors at main security gates and communal entrance door. Wall-mounted electric heater. Large storage cupboard containing hot water tank, washing machine and air-conditioning unit. Fitted shelf for additional storage. **LIVING/KITCHEN** Open plan living area with upgraded carpet to living space and wall-mounted electric heater. Hi-spec floor tiles to the kitchen area. Kitchen includes a good range of floor and wall units, with integrated Zanussi appliances and an upgrade to include an integrated dishwasher. Ceiling spotlights and upgraded under cabinet spotlights. Large sliding doors giving access to the balcony with stunning water views. **MASTER BEDROOM** Excellent size double bedroom benefitting from upgraded carpet and built-in wardrobe with sliding mirrored doors. Door allowing access to the balcony and to the en-suite shower room. **EN-SUITE** The master bedroom's en-suite comprises of a white Roca suite including WC with enclosed cistern and push button flush, white wall mounted hand basin with mixer tap and double shower with sliding shower door. Tiled flooring and part tiled walls with large mirror above sink. Single heated towel rail and ceiling spotlights. **SECOND BEDROOM** Double bedroom with upgraded carpet and electric wall mounted heater. Door for access to the balcony with water views. **BATHROOM** Family bathroom made up of a white Roca three-piece bathroom suite comprising WC with enclosed cistern and push button flush, white wall mounted hand basin with mixer tap and wall mounted hand basin and shower over panelled bath. Tiled flooring and part tiled walls, large wall mirror above sink, single heated towel rail and ceiling spotlights. **Property Type:** Apartment **Full selling price:** £249950.00 **Pricing Options:** No **Status** Tenure: Leasehold **Remaining lease (In Year):** 108 **Yearly Ground Rent Cost:** £250.00 **Yearly Management Cost:** £2280.00 **Council tax band:** EPC rating: B **Measurement:** 678.12 sq.ft. **Outside Space:** Communal Garden, **Balcony Parking:** Allocated, **Covered Heating Type:** Gas **Central Heating Chain Sale or Chain Free:** Chain Free **Possession of the property:** Self-occupied.



Bed Room(s)



Bath Room(s)



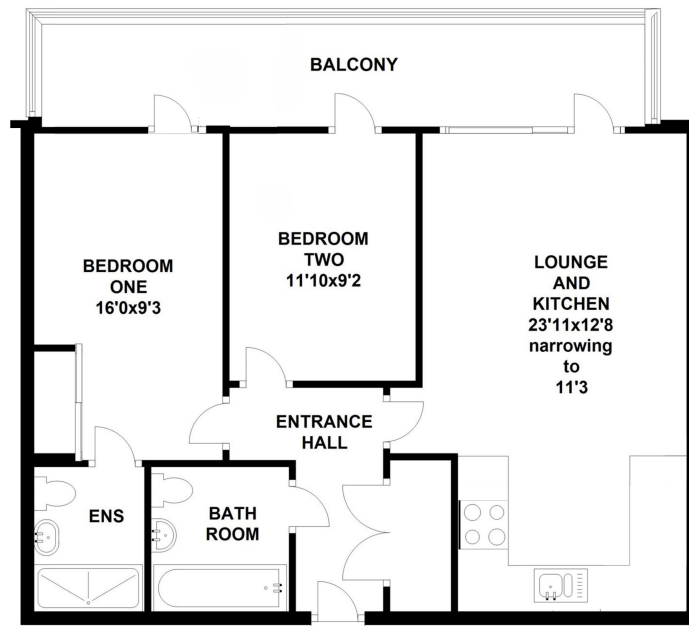
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

FOURTH FLOOR



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
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Total floor area	63 square metres
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Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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