

Alderney House,

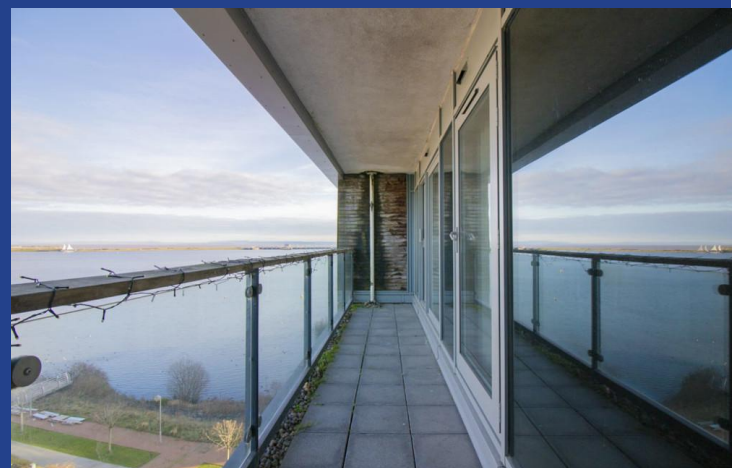
Prospect Place, Ferry Court, Cardiff, CF11 0JT



Estate Agents and
Chartered Surveyors

Asking Price Of

£160,000



Two Bedroom Apartment

2

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2

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Property Description

****STUNNING WATER VIEWS WITH NO CHAIN****
MGY are pleased to present for sale, a spacious two bedroom, fifth floor apartment in the popular Prospect Place development. The accommodation comprises of entrance hall, open plan living room, dining area and kitchen, two double bedrooms, one with en-suite and bathroom. Large paved terrace, with water views across Cardiff Bay and Penarth. Allocated parking space and visitor parking. Concierge and leisure facilities onsite. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 936 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Carpeted flooring. Storage cupboard with double wooden doors, housing hot water tank. Wall mounted video entry intercom system. Wall mounted electric panel heater.

LOUNGE/DINER/KITCHEN

18' 5" x 13' 1" (5.62m x 3.99m)
Double glazed uPVC sliding patio doors, to large paved terrace. Stunning water views of Cardiff Bay and Penarth. Carpeted flooring to living area and tiled flooring to kitchen. Wall mounted electric panel heater. T.V Aerial point. Telephone point. Open plan to kitchen. Modern base and wall units with work surfaces incorporating stainless steel sink with mixer tap. Built in oven, four ring electric hob and extractor over. Plinth heater. Splash back. Ample storage. Under unit lighting. Integrated fridge freezer. Free standing washing machine. Spotlights. Open plan living.

MASTER BEDROOM

23' 6" x 8' 9" (7.18m x 2.69m)
Double glazed uPVC door, leading to paved terrace. Carpeted flooring. Built in double wardrobe, with sliding doors. T.V Aerial point. Telephone point. Wall mounted electric panel heater. Door to:-

EN-SUITE

7' 0" x 5' 8" (2.15m x 1.75m)
Tiled flooring. Part tiled walls. Large shower cubicle. Wall mounted wash hand basin, with dual tap. W.C. Heated towel rail. Wall mounted mirror. Shaver point. Spotlights.

BEDROOM TWO

18' 3" x 10' 3" (5.58m x 3.14m)
Double glazed uPVC door, leading to paved terrace. Double bedroom. Carpeted flooring. T.V Aerial point. Telephone point. Wall mounted electric panel heater.

BATHROOM

7' 2" x 6' 9" (2.19m x 2.06m)
Tiled flooring. Part tiled walls. Panelled bath, with electric shower over. Glass shower screen. Wall mounted wash hand basin, with dual tap. W.C. Heated towel rail. Shaver point. Wall mounted mirror. Spotlights.

TERRACE

22' 8" x 4' 3" (6.91m x 1.32m)
Large paved terrace to front. Sheltered with Glass surround. Fantastic water views of Cardiff Bay and Penarth. Accessed from the living room and both bedrooms.

PARKING

One allocated parking space. Visitor parking.

FACILITIES

Prospect Place benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool and Jacuzzi, two gymnasiums, sauna and spa. The development has secure gated access and large communal garden.

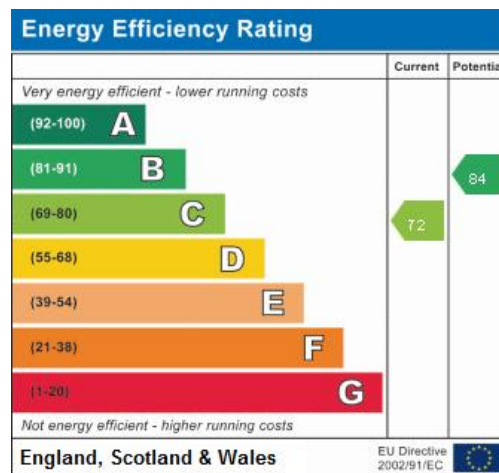
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2006. Service charges of £3,169.16 per annum. Ground rent £228 per annum.

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