Harland House, Prospect Place, Ferry Court, Cardiff.

A spacious well presented third floor two bedroom apartment. The property comprises entrance hall, kitchen/living/dining room, bedroom one with en-suite, bedroom two and bathroom. Balcony to front. Dedicated car parking. 24 hour concierge. The development offers swimming pool and gym facilities. Easy access to Cardiff City Centre and M4 motorway. NO CHAIN. EPC - C.

Guide Price £172,500 Leasehold

Ref: 20473

Harland House, Prospect Place, Ferry Court.

DESCRIPTION
A spacious well presented third floor two bedroom apartment. The property comprises entrance hall, kitchen/living/dining room, bedroom one with en-suite, bedroom two and bathroom. Balcony to front. Dedicated car parking. 24 hour concierge. The development offers swimming pool and gym facilities. Easy access to Cardiff City Centre and M4 motorway.

ACCOMMODATION

COMMUNAL ENTRANCE HALL
Lift and stairs to all floors.

ENTRANCE HALL
Entered via a solid wood door. Fitted carpet, electric wall heater, video entry phone, large storage cupboard with hot water tank.

KITCHEN/LIVING DINING ROOM 23' 3" x 12' 7" (7.11m x 3.86m)
Kitchen area comprises fitted floor and wall units comprising cupboards and drawers, work top over, 1 1/2 stainless steel sink drainer with mixer tap over and tiled splash back. Electric 4-ring hob with stainless steel cooker hood over. integrated electric oven/grill, microwave oven, fridge/freezer and washing machine. Slime line dish washer. Tiled floor and inset ceiling spot lights. The living/dining room has Upvc double-glazed sliding doors to balcony overlooking communal gardens and with a glimpse of Cardiff Bay. fitted carpet, electric wall heater. BT and TV points.

BEDROOM ONE 15' 10" x 9' 2" (4.85m x 2.81m)
Fitted carpet, Upvc double-glazed window to front, built-in wardrobe, electric wall heater. BT and TV point.

ENSUITE 7' 2" x 5' 6" (2.19m x 1.70m)
A white suite comprising large shower cubicle with glazed shower screen, low-level WC, wash hand basin set within vanity unit with cupboards under. Heated towel rail. Electric shaver point, tiled floor and inset ceiling spot lights.

BEDROOM TWO 11' 5" x 8' 9" (3.50m x 2.69m)
Fitted carpet, Upvc double-glazed window to front, electric wall heater. BT and TV point.

BATHROOM 7' 2" x 7' 2" (2.19m x 2.20m)
A white suite comprising panelled bath with hand held shower attachment to taps, low-level WC, wash hand basin set within vanity unit with cupboards under. Heated towel rail. Electric shaver point, tiled floor and inset ceiling spot lights.

OUTSIDE
Communal Gardens, dedicated car parking space and additional visitors parking. On site gym and swimming pool leisure facilities. 24hr concierge.

COUNCIL TAX
We are verbally informed by Cardiff City Council that the property is within Band E.

TENURE
The property is Leasehold. Details of lease and service charge available on request.

POST CODE
CF11 0JE

MEASUREMENTS
All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.
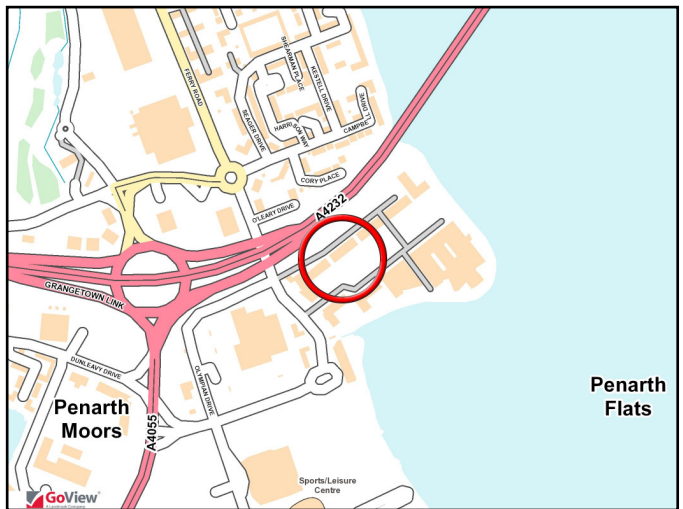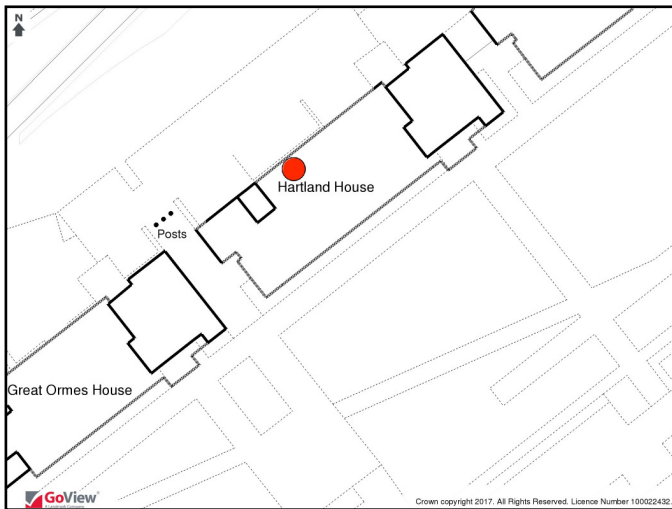
ENERGY PERFORMANCE CERTIFICATE
A full copy of the Energy Performance Certificate is available on request.

PROCEEDS OF CRIME ACT 2002
Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.

Hartland House

Posts

Great Ormes House

Penarth
Moors

Penarth
Flats

Sports/Leisure
Centre

Third Floor
Approx. 58.5 sq. metres (630.1 sq. feet)

Balcony

Bedroom 1

Bedroom 2

Kitchen/Living/Dining
Room

Entrance
Hall

En-suite

Bathroom

Total area: approx. 58.5 sq. metres (630.1 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.