



101 Lady Isle House

Ferry Court, Cardiff, CF11 0JJ



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£189,950 Leasehold

2 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are delighted to market this generously sized, 10th floor apartment situated in the highly desired Cardiff Bay, offering spectacular water views. Conveniently located to Cardiff City Centre and the M4 Motorway. The apartment briefly comprises; entrance hall, open plan living/dining/kitchen, master bedroom with en-suite, spacious second bedroom with a balcony and a family bathroom. Externally the property enjoys a gated community with one allocated parking space and additional visitor parking available. The complex further benefits from a 24-hour concierge service, swimming pool and gym facilities. EPC Rating: 'B'.

Directions

- Cardiff City Centre 3.0 miles
 - M4 (J33) 8.9 miles
-

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Summary of Accommodation

ACCOMMODATION

A secure communal entrance is accessed via a fob which enjoys stairs and lift to all floors. Apartment 101 is located on the 10th floor. Entered via a solid hardwood door into a welcoming hallway benefiting from carpeted flooring, a recessed storage cupboard and a door intercom entry system.

The open plan living/dining/kitchen is the heart of the home and enjoys two uPVC double glazed windows providing spectacular elevated water views. The living room also benefits from carpeted flooring and recessed ceiling spotlights.

The kitchen has been fitted with a range of base and wall units with laminate work surfaces. Integral appliances to remain include; an 'Electrolux' fridge/freezer, an 'Electrolux' microwave, a 'Bosch' electric oven and a 'Bosch' induction hob with an electric fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, tiled splashback and recessed ceiling spotlights.

The master bedroom is a spacious double bedroom benefiting from carpeted flooring, built-in wardrobes, recessed ceiling spotlights and a uPVC double glazed window providing yet more elevated views. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, recessed ceiling spotlights and a wall mounted chrome towel radiator.

Bedroom two is another spacious double bedroom benefiting from carpeted flooring, recessed ceiling spotlights and a uPVC double glazed door leading to the balcony.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights and a wall mounted chrome towel radiator.

GARDENS AND GROUNDS

The apartment enjoys communal gardens, a 24-hour concierge service, one allocated car parking space with additional visitor parking available, an on-site gym and swimming pool facilities.

SERVICES AND TENURE

Electric and water mains services are connected. There is no gas in the development.

Leasehold - 125 years from 1st January 2003 (approximately 107 years remaining).

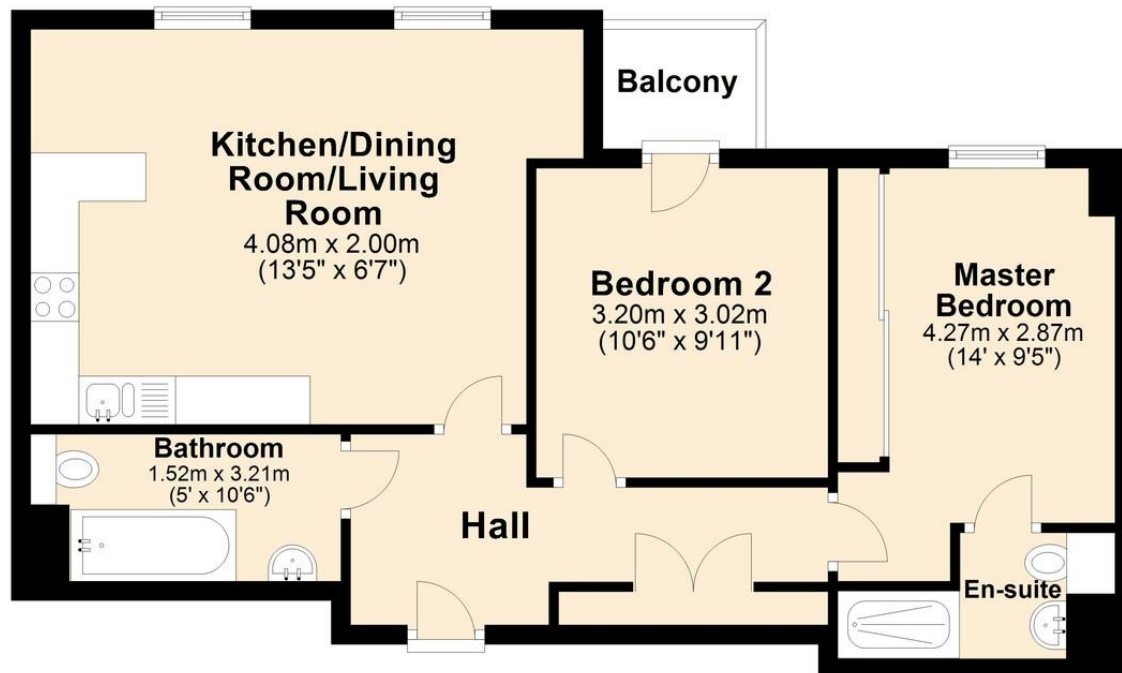
We have been reliably informed that the service charge is approximately £X per annum

We have been reliably informed that the ground rent is approximately £150 per annum



Tenth Floor

Approx. 60.7 sq. metres (653.2 sq. feet)



Total area: approx. 60.7 sq. metres (653.2 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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