

# Alderney House,

Prospect Place, Ferry Court, Cardiff, CF11 0JT



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£150,000**



Two Bedroom Apartment



# Property Description

**\*\*NO CHAIN\*\*** MGY are pleased to present for sale, a spacious two bedroom, top floor apartment in the popular Prospect Place development. The accommodation comprises of entrance hall, spacious living room, separate kitchen, two double bedrooms, one with en-suite and bathroom. Large decked balcony, with partial 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 990 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE

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

## LIVING ROOM

31' 5" x 16' 5" (9.59m x 5.01m)  
Double glazed uPVC sliding patio doors, to large decked balcony. Ample natural daylight. Spacious living room. Two wall mounted electric panel heaters. T.V Aerial point. Telephone point.

## KITCHEN

9' 11" x 6' 3" (3.03m x 1.93m)  
Double glazed uPVC windows to front. Modern base and wall units with work surfaces incorporating stainless steel sink with mixer tap. Tiled flooring. Built in oven, four ring electric hob and extractor over. Plinth heater. Splash back. Ample storage. Under unit lighting. Integrated fridge freezer and washing machine. Spotlights.

## MASTER BEDROOM

14' 6" x 8' 11" (4.42m x 2.72m)  
Double glazed uPVC windows to front and side. Built in double wardrobe, with sliding doors. T.V Aerial point. Telephone point. Wall mounted electric panel heater. Door to:-

## EN-SUITE

10' 2" x 6' 10" (3.12m x 2.09m)  
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

16' 0" x 8' 10" (4.89m x 2.71m)  
Double glazed uPVC windows to side. Double bedroom. T.V Aerial point. Telephone point. Wall mounted electric panel heater.

## BATHROOM

7' 2" x 6' 9" (2.19m x 2.07m)  
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.

## PARKING

One allocated parking space. Visitor parking.

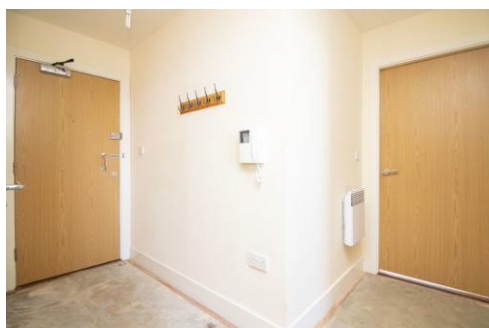
## FACILITIES

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.

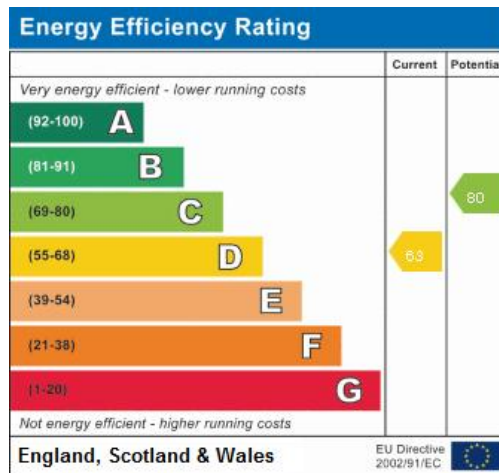
## TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2006. Service charges of £3,683.36 per annum which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space, visitor parking and parking management. Ground rent £228 per annum.

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