



Breakwater House, Ferry Court, Cardiff, CF11 0JQ

Welcome to

Breakwater House, Ferry Court, Cardiff

OFFERS INVITED 2nd floor apartment with NO CHAIN, a master bedroom with ensuite, living space with fitted kitchen, secure parking and access to a gym & pool. The property also benefits from a generous BALCONY providing expansive WATER VIEWS, which can be accessed from the lounge & 2nd bedroom

Entrance Hall

Enter via a timber door, airing cupboard housing tank, tiled floor, panel radiator and doors to 2 bedroom and bathroom.

Lounge

17' 1" x 14' 4" (5.21m x 4.37m)

Double glazed sliding door to balcony with double glazed picture window to front, open plan to kitchen area, tiled floor panel heater and spotlights.

Kitchen

Floor and wall mounted kitchen units with complimenting work surface over and stone splash back, one and a half bowl sink unit with mixer tap over, electric oven and hob with stainless steel splash back and cooker hood, integrated fridge-freezer and integrated washing machine.

Bedroom One

15' x 8' 10" (4.57m x 2.69m)

Double glazed window to rear with water view, built our double wardrobe, electric panel heater and door to ensuite.

Ensuite

Double width shower cubicle, wall mounted wash hand basin with mixer tap over, wall mounted wc with enclosed cistern, towel style radiator, part tiled walls, tiled floor,

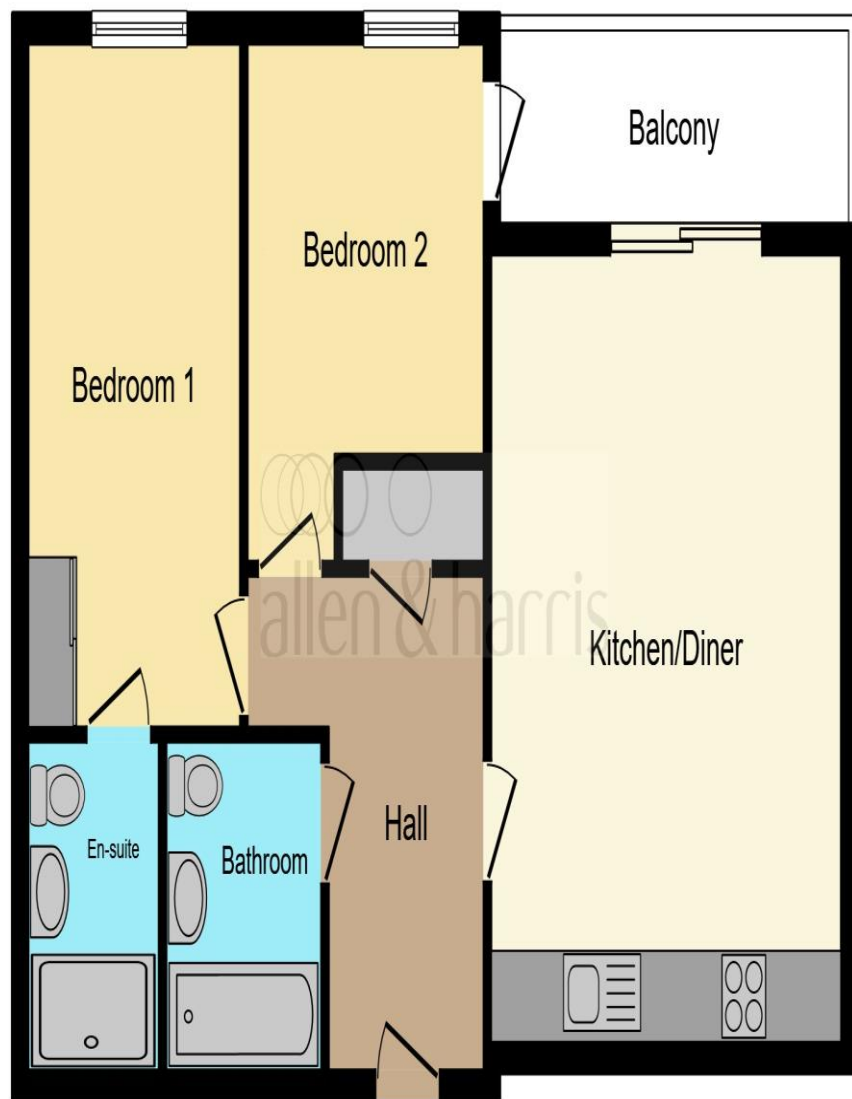
Bedroom Two

9' 10" x 8' 5" extending to 11' 3" (3.00m x 2.57m extending to 3.43m)

Double glazed door to balcony, double glazed window to rear and electric panel heater.

Bathroom

Panelled bath with screen and integrated shower over, wall mounted wash hand basin with mixer tap over, wall mounted wc with enclosed cistern, towel style radiator, part tiled walls, tiled floor,



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Welcome to

Breakwater House, Ferry Court, Cardiff

- A superb upper floor apartment with expansive WATER VIEWS offered with NO CHAIN
- Generous open plan living space with fitted kitchen and access to a BALCONY
- Main bedroom with ensuite & second bedroom with access to balcony
- Bathroom, allocated parking space plus visitor spaces and lift access
- Access to site facilities including a swimming pool, sauna and gym.

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 2600.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



view this property online allenandharris.co.uk/Property/PNR106284



Property Ref:
PNR106284 - 0014

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