

Great Ormes House, Ferry Court, Cardiff, CF11 0JD
£115,000



- **Highly sought after**
- **Allocated Parking**
- **Gated Residence / Community**
- **Modern Throughout**
- **Investment Opportunity**
- **On Site Concierge**
- **EPC Rating B**

Description...

****Cash Buyers Only**** A fantastic opportunity to acquire a pristine and immaculate third floor apartment within the highly coveted Prospect Place gated development, CF11.

Situated on the third floor. This beautifully presented apartment is ready to move straight into. Boasting both a modernised kitchen with integrated electric cooker/oven, dishwasher and fridge freezer plus an elegant and spacious bathroom suite. A generous lounge and one double bedroom with integrated wardrobe space is also available. Enjoying plenty of natural light throughout - this apartment would make an ideal purchase for anyone looking to get on the property ladder or a Buy-to-let landlord looking for their next investment.

Moving into Great Ormes House (Prospect Place/Ferry Court) offers an array of on-site amenities including a dedicated concierge service, lift access to all floors of the block and the security of electric gates at the entrance of the development. Allocated under-croft parking with plenty of visitor parking bays on site are additional bonuses. The development is bordered by the Cardiff Bay Link Road (A4232) to the north, Ferry Road to the west and Cardiff Bay to the south and east.

Contact us today to arrange your viewing appointment.

Tenure: Leasehold

Years Remaining on Lease: 104

Service Charge: TBC

Ground Rent: TBC

EPC Rating: B

Council Tax Band: D

Accommodation...

- Communal Entrance
- Apartment Entrance
- Hallway
- Lounge
- Kitchen
- Main Bedrom
- Main Bathroom





GROUND FLOOR



THIRD FLOOR ONE BEDROOM FLAT

Whilst every effort has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be a contract. It is provided for information only and should not be relied upon for any purpose. The floorplan is not intended to be a contract. It is provided for information only and should not be relied upon for any purpose. The floorplan is not intended to be a contract. It is provided for information only and should not be relied upon for any purpose.

Floorplan

GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B		81	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		