

Dover Court, Ferry Court, , CF11 0AS
£157,950



- **Priced to Sell**
- **Close to local amenities**
- **Balcony**
- **Excellent Location**
- **Ideal First Time Buy**
- **Spacious Open Plan Lounge/Kitchen**
- **Well Presented Throughout**
- **Allocated Parking**
- **EPC Rating C**

Description...

Situated within the popular Prospect Place development in Dover Court, this impressive two-bedroom apartment is offered in very good condition and provides a fantastic opportunity to enjoy modern living in the heart of Cardiff Bay.

The property boasts a bright and spacious open-plan kitchen/diner, ideal for both everyday living and entertaining. The kitchen is well laid out with ample storage and workspace, seamlessly flowing into the living area which benefits from access to a private balcony—perfect for relaxing!

Both bedrooms are generously sized, offering comfortable and versatile accommodation. The principal bedroom benefits from its own en-suite shower room, while the second bedroom is equally well-proportioned and served by a main bathroom.

Additional features include a welcoming entrance hallway, good storage options, and the overall well-maintained condition of the apartment, allowing for immediate occupation.

Externally, the property enjoys access to beautifully maintained communal grounds, with scenic waterfront walks right on your doorstep. The location in Cardiff Bay is highly desirable, offering a vibrant lifestyle with nearby restaurants, cafes, and excellent transport links.

This is an ideal property for those seeking stylish, low-maintenance living in a prime waterside location.

Additional Information

Tenure: Leasehold

Service Charge- £3795.00 p/a

Ground Rent - £360.00 p/a

Potential Rent- £1350 p/m

82 Years Remaining on Lease

Council Tax Band: E

EPC Rating: C

EWS1 Certificate In Progress

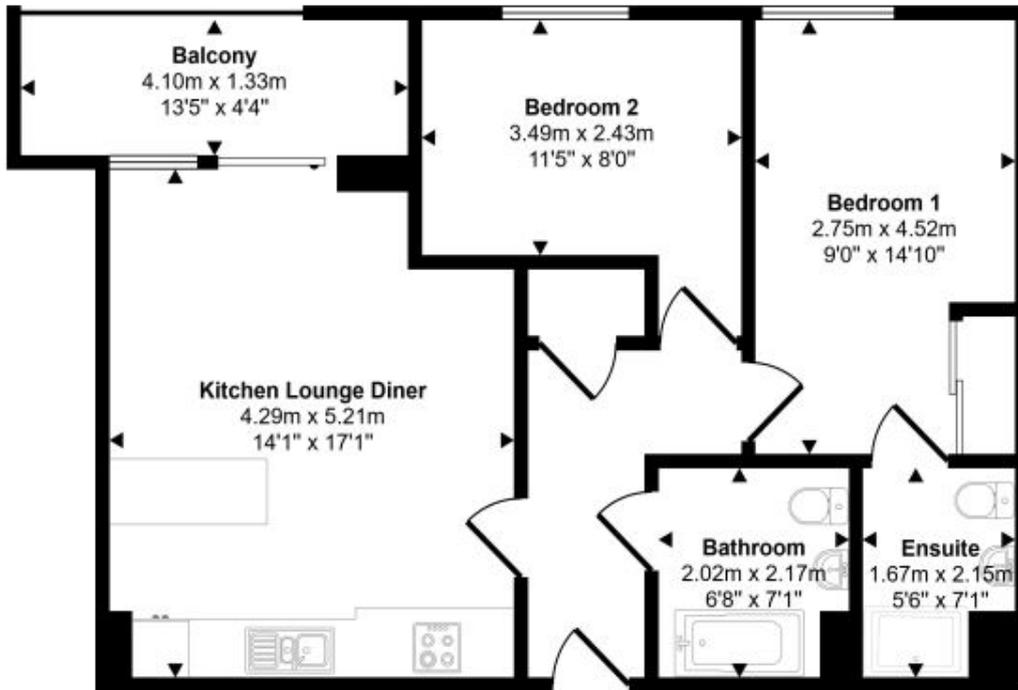
Accommodation...





Floorplan

Approx Gross Internal Area
61 sq m / 652 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			
(69-80) C		80	86
(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		