



£130,000

Eddystone House, Ferry Court, Cardiff

Apartment | 1 Bedroom | 1 Bathroom

01446 488288

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Step Inside

Key Features

- No Ongoing Chain
- Allocated Underground Parking Space
- Gym and Swimming Pool Access Included
- Move-In Ready
- Energy Efficient Property
- Balcony Water Views
- Close Proximity to Cardiff Bay, Cardiff City Centre and Great Access to M4.
- 24 Hour Concierge Service

Property Description

Botham Williams are thrilled to introduce to you this beautifully presented fourth floor, one-bedroom apartment situated in the highly sought-after Prospect Place development. Boasting access to a gym and swimming pool within a private gated complex with 24 hour concierge service, this property offers convenience and luxury. Just a short stroll away from local shops and amenities, it presents an excellent opportunity for first-time buyers, downsizers, or investors.

Main Particulars

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The fourth floor apartment features a bedroom with balcony access, an open-plan kitchen, lounge area, and a bathroom.

Upon entering, you'll find a carpeted hallway leading to all rooms, alongside a double storage cupboard housing the water tank and electric box.

The lounge/kitchen area, measuring 5.45m x 3.25m, boasts double doors opening onto a balcony with picturesque water and garden views. The carpeted lounge area seamlessly transitions into the kitchen space.

The kitchen features stunning coordinated wall and base units, complemented by laminate worktops. It is equipped with integrated appliances including a fridge/freezer, oven and washing machine, along with an electric ceramic hob paired with a stainless steel splashback and extractor hood. A stainless steel sink and tap add a modern touch to the space. The flooring is vinyl, and there is ample room for a small dining table.

The bedroom, sized at 3.13m x 3.87m, offers a comfortable retreat with built-in double mirrored wardrobes and a large windowed door providing direct balcony access. It is also carpeted for added comfort.

The generously sized bathroom, spanning 1.53m x 2.07m, features a WC, wall-mounted washbasin, and a bath with an electric shower overhead, complemented by tiled walls. A built-in plinth provides convenient storage, while the beautiful porcelain tiled floor adds a touch of elegance. Spotlighting in the ceiling and a wall-mounted electric towel rail complete the space.

Picture of the building has been provided by the current owner

Long lease of 107 years remaining.

Ground rent is £112.90 paid every 6months.

Annual Building & Terrorism Insurance is £471.78.

Ringley Estate Management Service Charge is £1290.45 paid every 6 months.

Total equates to approx £273.21 per month.

Botham Williams Estate Agents recommend that these figures and costs are checked with your conveyancer.



Telephone: 01446 488288



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