



14 Douglas House Ferry Court, Cardiff. CF11 0LD

- SECOND FLOOR APARTMENT
- LARGE STYLE STUDIO
- JULIET BALCONY
- VIEWS TO LANDSCAPED GARDENS
- FURNISHED
- LEISURE FACILITIES ON SITE
- INCLUDES WATER RATES
- AVAILABLE END OF JAN 2024



PROPERTY DESCRIPTION

EXCLUSIVE TO SQUAREFOOT, a studio apartment furnished to executive standard and with quality soft furnishings. The property is located on the second floor with an inland view over the communal gardens at Prospect Place. The property comes complete with integrated appliances in the modern kitchen to include fridge/freezer, washer/dryer with ceramic hob and built under electric oven.

The site boasts many features such as a 24 hour concierge, vast landscaped gardens, two gyms, a pool, designated parking for each apartment and plenty of visitor parking. The development is opposite two retail centres that provide access to three supermarkets, restaurants, bars and other amenities. Access to the M4 motorway is just minutes away making the area a gateway to other cities such as Newport, Swansea and London. The property is approached via a lift which gives access to the 2nd floor communal hallway and the external wood front door.

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. We reserve the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the tenancy or failed to take reasonable steps to enter into the tenancy agreement.

PLEASE NOTE PROSPECT PLACE IS SUBJECT TO CONSTRUCTION WORK CURRENTLY AND THE APARTMENT IS AFFECTED BY SCAFFOLDING



ROOM DESCRIPTIONS

Second Floor

Hallway

Storage cupboard housing hot water cylinder, video entry telephone, door opens into;

Lounge/Dining/Kitchen/Bedroom

20'1 x 16'1. Double glazed Patio doors to front opening to Juliet balcony with views over the landscaped communal gardens. The studios have a large living space which is sectioned into 3 areas. The modern fitted kitchen has a range of wall and base units with inset stainless steel sink and complementing worktop over, inset ceramic hob with built under electric oven, intergrated fridge/freezer and washer/dryer. There is a good size lounge and dining area and a bedroom with fitted wardrobes.

Shower Room

Tiled shower cubicle with thermo mixer shower valve, concealed flush W/C, wall mounted wash hand basin, electric heated towel rail, tiled walls, tiled floor.

General

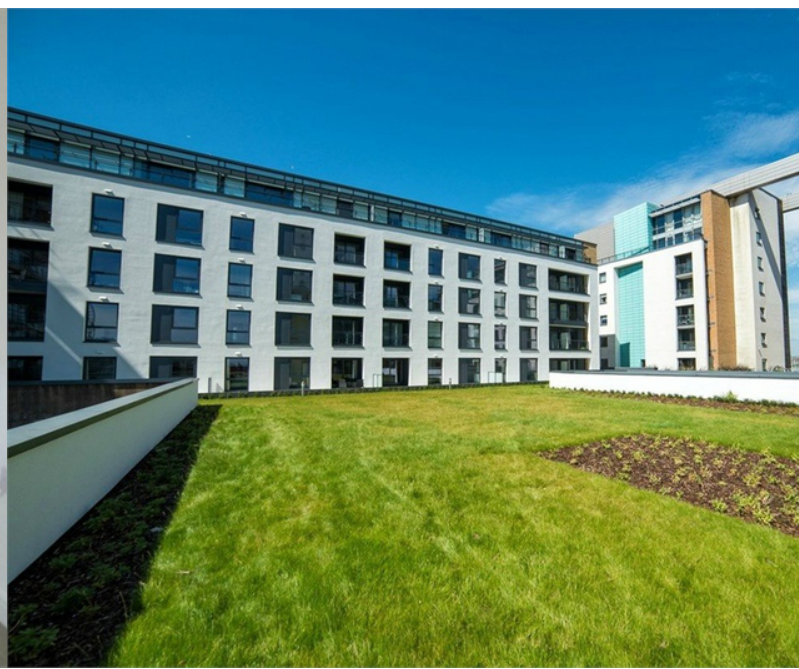
The property has an allocated car parking space.

There are on site leisure facilities, including two gyms, pool and sauna.

Communal Gardens

Extensive landscaped communal gardens.

(EPC) EEC next to EIR





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