

TO LET

£1,200 pcm



32 Davaar House, Ferry Court Cardiff, . CF11 0LA

- *PROSPECT PLACE*
- THIRD FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- BALCONY WITH WATER VIEWS
- BATHROOM AND EN SUITE
- GYM, POOL, SAUNA ON SITE
- WATER RATES INCLUDED
- ALLOCATED CAR PARKING
- FURNISHED TO EXECUTIVE STANDARD
- AVAILABLE END FEBRUARY 2024



PROPERTY DESCRIPTION

Exclusive to Squarefoot. We are pleased to offer for rent this executive finished two bedroom third floor furnished apartment situated in the much sought after location of Cardiff Bay. The property briefly comprises of entrance hallway, with storage cupboard, lounge/kitchen, with balcony affording water views, two double bedrooms, master bedroom with en suite and further bathroom. The property is furnished and is available for occupation from end of February 2024. The property is approached via a controlled entry doorway into communal hallway with a lift gives access to the 3rd floor.

Prospect Place residents benefit from one allocated parking space per apartment as well as ample visitor spaces, 24 hour manned concierge office and water rates are included within the rent. On site are two gymnasiums, swimming pool, sauna and spa for residents to enjoy.

Please note; there is currently scaffolding erected on several buildings at Prospect Place while there are works carried out on the removal and replacement of the cladding. While this scaffolding is erected, tenants will have no access to the balcony and obstructed window views.

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.



ROOM DESCRIPTIONS

ALL OVER ONE FLOOR

Hallway

Enter into hallway through main door, carpeted flooring, neutral décor, intercom system, storage cupboard housing hot water cylinder, electric panel heater, doors to lounge, bathroom and bedrooms.

Kitchen/Dining/Lounge Area

18'8 x 14'5. Open plan room double glazed patio style doors leading to balcony affording water views. TV/Sky aerial point, electric wall panel heater.

Modern fitted kitchen with inset ceramic hob and cooker hood over, integrated electric oven, integrated fridge/freezer, washer/dryer, microwave and dishwasher.

Bathroom

Suite in white comprising of panel bath with thermo style mixer shower valve over and shower screen to side, concealed flush W/C, wall mounted wash hand basin, tiled walls, tiled floor, ladder style electric heated towel rail. Large wall mounted mirror.

Master Bedroom

16'1x 8'10. Carpeted flooring, double glazed window affording water views TV/Sky aerial point, electric wall panel heater, Fitted wardrobes with sliding mirror doors. Door leading to en suite.

En-Suite Shower Room

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

Bedroom Two

10'x 9'3. Carpeted flooring, double glazed windows with views. TV/Sky aerial point, electric panel wall heater.

Balcony

Accessed from the lounge is a balcony affording stunning water views.

General

The property has an allocated car parking space which is under croft.

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

Extensive landscaped communal gardens.

(EPC) EEC next to EIR





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