



13 Pendeen House Ferry Court, Cardiff. CF11 0AW

- ** PROSPECT PLACE **
- STUNNING WATER VIEWS
- BALCONY
- TWO DOUBLE BEDROOMS
- MASTER WITH EN SUITE
- FITTED KITCHEN WITH APPLIANCES
- FULLY FURNISHED
- ALLOCATED PARKING
- ON SITE LEISURE FACILITIES
- WALK THROUGH VIDEO AVAILABLE



PROPERTY DESCRIPTION

EXCLUSIVE TO SQUAREFOOT

We are pleased to offer for rent this larger style apartment situated on the 4th floor of the stunning 'Horizon' development at Prospect Place, finished and furnished to a very high standard. The property comes with allocated parking and accommodation comprises Lounge/Kitchen, Bathroom, two Bedrooms, Master with ensuite shower room and balcony with water views. The apartment is available immediately . Walk through video available.

The development is opposite two retail outlets 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.

There is currently scaffolding obscuring the balcony and all windows on this property , which does also affect use of the outside balcony space. There are no definite set dates for the removal of scaffolding , as works are still ongoing on the development.

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

4th Floor

(EPC) EEC next to EIR

Hall

Entered via Oak veneer door. Spyhole. Wall mounted video security entry phone.

Lounge/Kitchen

19' 11" x 17' 5" (6.08m x 5.31m)

Lounge is laid to carpet. TV Aerial point. Sky point.

Kitchen includes a range of wall and base units with soft close system, worktop and delta lighting. Integrated stainless steel AEG single oven, microwave, ceramic hob, stainless steel splashback and cooker hood. Stainless steel Rangemaster single bowl sink and Bristan mixer tap. Integrated Zanussi fridge/freezer, washer drier and dishwasher.

Master Bedroom

12' x 10' 10" (3.65m x 3.31m)

Laid to carpet. TV point and Sky point. Doors giving access balcony with water views.

En-Suite Shower Room

Fitted with a modern 3 piece suite including glazed shower cubicle. Ceramic tiling to walls and floors

Bedroom 2

9' 11" x 8' 10" (3.03m x 2.70m)

Laid to carpet. TV Aerial point.

Bathroom

Fitted with a modern 3 piece suite in white. Ceramic tiling to walls and floor





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