



11 Douglas House Ferry Court, Cardiff. CF11 0LD

- ** PROSPECT PLACE **
- CARDIFF BAY WATERFRONT
- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- TERRACE
- LEISURE FACILITIES ON SITE
- INCLUDES WATER RATES
- FURNISHED
- AVAILABLE AUGUST



PROPERTY DESCRIPTION

Exclusive to Squarefoot Estate Agents!

We have this stunning two bedroom, second floor furnished apartment situated in the much sought after location of Prospect Place, Cardiff Bay up for rent. The property has double glazed windows, some affording views of Cardiff Bay, open plan lounge/kitchen with integrated fridge/freezer, dishwasher, washer/dryer and microwave, two double bedrooms, master with en suite and further bathroom. The property has a terrace, which is southerly facing.

On site are two gymnasiums, swimming pool, sauna and spa, coffee shop, 24 hour concierge and allocated car parking space.

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.

Available from 15th August. Enquire to view now!

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 occupation contract or failed to take reasonable steps to enter into the occupation contract.



ROOM DESCRIPTIONS

Second Floor

Hallway

Storage cupboard housing hot water cylinder, oak veneer doors open into;

Open Plan Kitchen/Dining/Lounge

17'1 x 14'5. Patio style door to front affording water views over Cardiff Bay, range of wall and base units with inset stainless steel sink and complementing worktop over, inset ceramic hob with ducted and vented cooker hood, built under electric oven, integrated fridge/freezer, microwave, washer/dryer, dishwasher, ceramic tiled flooring in kitchen area, telephone TV aerial/sky point. Will be furnished with 2 x 2 seater sofas, glass dining table and 4 chairs, coffee table, scatter cushions, rug, lamp and curtains to windows.

Master Bedroom

15'2 x 8'10. Window affording water views over Cardiff Bay, fitted wardrobe, king size bed, bedside cabinets, bedside lamps, curtains to window door open into;

En-Suite Shower Room

Tiled shower cubicle with thermo style mixer shower valve, vanity style wash hand basin, concealed flush W/C, ladder style electric towel rail.

Bedroom Two

9'11 x 8'4. Window affording water views over Cardiff Bay. Bedside cabinets with bedside lamps, mirrored single wardrobe, chest of drawers and curtains. NO BED.

Bathroom

Suite in white comprising of panel bath, concealed flush W/C, vanity style wash hand basin, ladder style electric towel rail.

Terrace

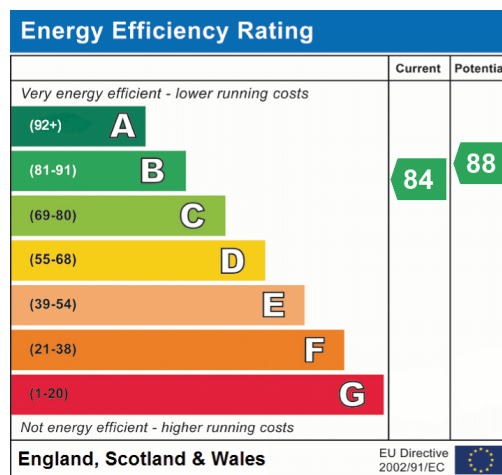
To the front of the property is a southerly facing terrace which can be accessed via the patio doors from the lounge. Furnished with 3 seater wicker sofa, 2 matching armchairs (all with removable cushions) and matching coffee table.

Parking

The property has an allocated car parking space and all Prospect Place residents also benefit from the use of the on site leisure facilities.

(EPC) EEC next to EIR





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