



## 59 Davaar House Ferry Court, Cardiff. CF11 0LA

- FIFTH FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- BATHROOM AND EN SUITE
- WATER RATES INCLUDED
- ALLOCATED CAR PARKING
- FULLY FURNISHED
- LIFTS TO ALL FLOORS
- COUNCIL TAX BAND E



## PROPERTY DESCRIPTION

Exclusive to Squarefoot an executive finished two bedroom fifth floor furnished apartment situated in the much sought after location of Prospect Place in Cardiff Bay. The property briefly comprises of entrance hallway, with storage cupboard, lounge/kitchen, balcony, two double bedrooms (larger bedroom with en-suite) and further bathroom.

The property is approached via a controlled entry doorway into communal hallway with a lift which gives access to the 5th floor. Prospect Place residents benefit from one allocated parking space per apartment as well as 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. The property is furnished and is available for occupation from late September 2025.

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

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### 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

18'10 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

16'9x 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.

This photograph shows examples of the furniture which will be in the apartment.

#### 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

11'10x 9'9. Carpeted flooring, double glazed windows with views. TV/Sky aerial point, electric panel wall heater.

#### Balcony

Accessed from the lounge and both bedrooms.





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