



4 Caldey Island House Ferry Court, Cardiff. CF11 0JN

- CARDIFF BAY WATERFRONT
- FIRST FLOOR LOCATION
- TWO DOUBLE BEDROOMS
- LEISURE FACILITIES ON SITE
- WATER RATES INCLUDED
- ALLOCATED CAR PARKING SPACE
- PART FURNISHED
- LIFTS TO ALL FLOORS
- AVAILABLE EARLY DEC 2023



PROPERTY DESCRIPTION

We are pleased to offer for rent this executive style, part furnished first floor apartment located in the desirable Prospect Place development in Cardiff Bay. The property is available for occupation from early December 2023.

Accommodation comprises of entrance hallway, with storage cupboard, lounge/kitchen, with balcony, stunning water views, two double bedrooms (no beds supplied) master bedroom with en-suite and further bathroom. The property has double glazed patio doors affording views over Cardiff Bay and Penarth. This building is subject to ongoing site works, which may involve scaffolding around the block which could affect use of the outside space/views.

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 parks that provide access to three supermarkets, restaurants, bars and other amenities.

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, ceramic tiled flooring, neutral décor, intercom system, storage cupboard housing hot water cylinder and washer/dryer, electric panel heater, doors to lounge, bathroom and bedrooms.

Kitchen/Dining/Lounge Area

Open plan room with double glazed patio style doors leading to balcony affording stunning water views. Stylish ceramic tiled flooring throughout, 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, microwave and dishwasher.

Master Bedroom

Luxury carpeted flooring, double glazed window affording stunning water views, TV/Sky aerial point, electric wall panel heater, fitted wardrobes with sliding mirror doors. Door leading to en suite. No bed provided.

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 2

Luxury carpeted flooring, double glazed windows with stunning water views. TV/Sky aerial point, electric panel wall heater. No bed provided.

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.

Balcony

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

General

The property has an allocated car parking space which is undercroft.

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

Extensive landscaped communal gardens.

(EPC) EEC Only





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