



21 Eddystone House, Ferry Court  
Cardiff, CF11 0AU

Watts  
& Morgan

# 21 Eddystone House, Ferry Court

Cardiff, CF11 0AU

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**£230,000 Leasehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A recently renovated, two bedroom fifth floor apartment enjoying spectacular, panoramic water views. Conveniently located to local amenities, transport links, Cardiff City Centre and M4 motorway. Accommodation briefly comprises; entrance hall, open-plan kitchen/living/dining room, primary bedroom with walk in wardrobe and en-suite, second double bedroom and a shower room. Externally the property benefits from access to communal gardens, gym, swimming pool and one allocated parking space. Being sold with no onward chain.

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## Directions

Cardiff City Centre – 2.2 miles

M4 Motorway – 8.6 miles

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## Summary of Accommodation

### Accommodation

A secure communal entrance accessed via a fob with a lift and stairs to each floor. Apartment 21 is located on the 5th floor.

Entered via a solid wooden door into a welcoming hallway benefitting from wood effect luxury vinyl tile (LVT) flooring, recessed ceiling spotlights, a wall-mounted intercom system and a recessed storage cupboard housing the hot water cylinder.

The open-plan kitchen/living/dining room is the focal point of the home and enjoys continuation of LVT flooring, recessed ceiling spotlights and a set of large double-glazed sliding doors providing access to the balcony enjoying panoramic views over Cardiff Marina and barrage. The kitchen showcases a range of wall and base units with wood effect laminate work surfaces. Integral 'AEG' appliances to remain include; a fridge/freezer, an electric oven, a combination microwave/grill and a dishwasher. The kitchen further benefits from matching splash-back, a composite sink with a mixer tap over, recessed ceiling spotlights and an extractor fan.

Bedroom one is a spacious double bedroom benefitting from continuation of LVT flooring, a walk-in wardrobe, recessed ceiling spotlights and a double-glazed window. The en-suite has been fitted with a 3-piece white suite comprising; a walk-in shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a floating wash hand basin and a WC. The en-suite further benefits from continuation of LVT flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan and a wall-mounted chrome towel radiator. Bedroom two is another double bedroom enjoying continuation of LVT flooring and a double-glazed door providing access to the balcony enjoying further water views.

The shower room has been fitted with a 3-piece white suite comprising; a large glass shower cubicle with a thermostatic rainfall shower over and handheld shower attachment, a floating wash hand basin and a WC. The shower room further benefits from continuation of LVT flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan and a wall-mounted chrome towel radiator.

### Gardens & Grounds

21 Eddystone House benefits from access to communal gardens, a gym, an indoor swimming pool and one allocated parking space.

### Additional Information

Electric and water mains connected.

Leasehold - 125 years from 2006 (approx. 105 years remaining).

We have been reliably informed that the Service Charge is £3,000pa.

We have been reliably informed that the Ground Rent is £300pa.

Council tax Band 'F'



## Fifth Floor

Approx. 64.8 sq. metres (697.5 sq. feet)  
(excluding Balcony)



Total area: approx. 64.8 sq. metres (697.5 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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