


# Davaar House

*Prospect Place, Ferry Court, Cardiff Bay, CF11 0LB*

PROSPECT PLACE, FERRY COURT, CARDIFF BAY

# Davaar House

*Prospect Place, Ferry Court, Cardiff Bay, CF11 0LB*

## £158,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

| | |
|---|---|
| 7TH FLOOR WATERSIDE APARTMENT | LONG TERRACED BALCONY |
| WATER VIEWS | ON SITE FACILITIES - CONCIERGE & GATED ENTRY |
| FITNESS SUITE - POOL & GYM | SECURITY ENTRY & LIFT |
| BEAUTIFULLY PRESENTED APARTMENT | LOUNGE & FULLY INTEGRATED KITCHEN |
| 1 DOUBLE BEDROOM | STYLISH BATHROOM |



## THE PROPERTY

Located upon the 7th floor within this water side building you will find this beautifully presented apartment.

Offering water views towards Penarth & the Bristol Channel from its glass fronted long terraced balcony. Benefitting from an allocated parking space plus numerous visitor spaces.

This popular complex of Prospect Place has gated entry with concierge, superb well tended communal grounds plus a fitness suite consisting of large heated swimming pool, Jacuzzi and steam rooms plus 2 gymnasiums.

Briefly comprising a communal entrance - lift to all floors, hall, generous lounge open to a modern kitchen - fully integrated with fridge, freezer, washer/drier plus built in oven, hob & hood and built in microwave oven, double bedroom - built in full width wardrobes and finally a bathroom completes the accommodation.

Complimented with double glazing and electric heating.

Viewing highly recommended.

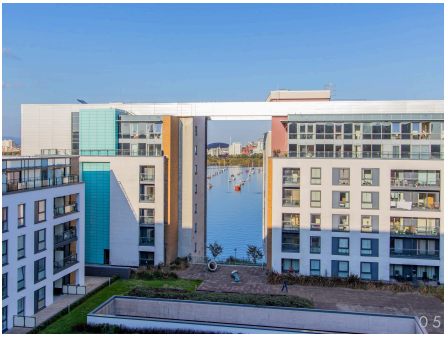
INSIDE









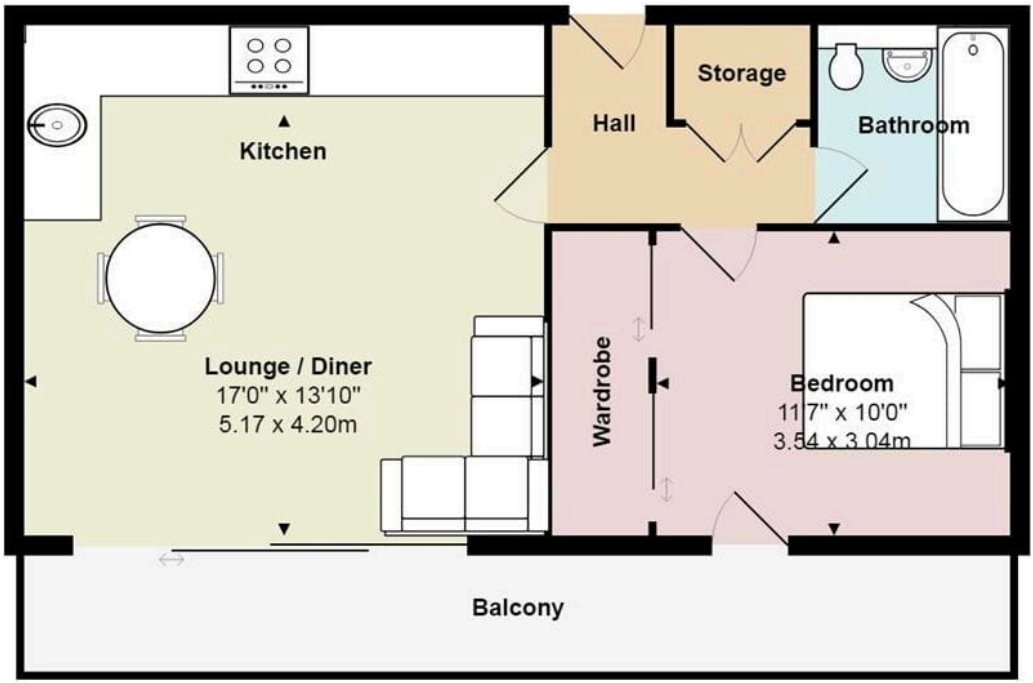


## ACCOMMODATION

| | |
|---|---|
| COMMUNAL ENTRANCE | |
| HALL | |
| LOUNGE KITCHEN | 5.46m x 4.14m |
| BALCONY | |
| BEDROOM | 3.54m x 3.04m |
| BATHROOM | |
| LEISURE FACILITIES | |
| GROUNDS | |
| INFORMATION | |

| | |
|---|---|
| PROPERTY TYPE | FLAT/APARTMENT |
| TENURE | LEASEHOLD |
| COUNCIL TAX | BAND D · ABOUT £2,013 A YEAR<br>*Cardiff Council, 2026/27 estimate* |
| EPC RATING | 81 · POTENTIAL 86 |

# Devaar House

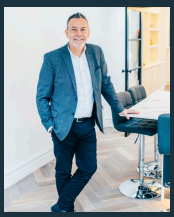



**7 th floor**

Total Area: 541 ft² ... 50.3 m² (excluding balcony)

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.




## Paul Davies

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CARDIFF VALE CAERPHILLY BRISTOL


These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 9a Royal Buildings, Victoria Road, Penarth, CF64 3ED. 029 2041 5161. The Property Ombudsman, membership D03828. jeffreyross.co.uk