Caldey Island House, Ferry Court, Prospect Place, Cardiff Bay

guide price £300,000  Leasehold
Caldey Island House, Ferry Court, Prospect Place, Cardiff Bay

A superior two bedroom fifth floor apartment commanding magnificent uninterrupted views across Cardiff Bay. Private balcony with dual access from both the spacious lounge and the bedroom, plus lovely outlooks across the landscaped communal residents gardens and grounds.

Built in 2005 by Messrs Bellway Homes to a high specification, this large quality apartment boasts smart well designed communal hallways together with a large and impressive communal entrance reception hall equipped with personalised letter boxes, a residents lift, and access to the private undercover residents’ car park.

The allocated parking space for apartment 65 is located as you enter the car park immediately on the left, whilst the apartment itself benefits video operated entrance telecom systems, double glazed windows, french doors and patio doors, and access to the residents Gymnasium and indoor swimming pool which is located almost opposite at ground floor level within Lady Isle House. One of the many advantages of living in Caldey Island House are the wonderful bike rides and walks that are available on the door step all around the bay and across the coastline, whilst the special attraction of Cardiff Bay amenities are a stunning extra, with some of the finest restaurants and Cafe bars all close by.

Also close by is the Olympic Swimming Pool, white water rafting centre and the Ice Rink, and also within easy driving distance is a Morrisons, Ikea as well as a very well equipped shopping centre.

Within a short drive is an exit onto the Link road enabling fast travel to Penarth, Culver House Cross, the A 48 and the M4. This sizeable apartment includes an independent entrance hall with a large built in storage cupboard, a well fitted open plan kitchen and lounge (24 FT x 12’8), equipped with patio doors and integrated appliances, a stylish and contemporary family bathroom suite in white, two double sized bedrooms and a stunning modern ensuite shower room.

The property is leasehold 999 years from 2005, with a ground rent of £200 per year and a service charge of £2571.46p per year which includes building insurance and water rates. This generous modern apartment provides comfortable and spacious living space, completed originally with a 10 year N H B C guarantee and is available with no chain. Must be seen!

This stunning apartment is located on the highly favoured International Sports Village with its exciting facilities and door stop waterside views. Within a short driving distance is the link road allowing fast travel to Penarth, Culver House Cross and the M4 (Junction 33). The village also includes a 50-meter (164 ft) Olympic standard swimming pool, an ice rink and a white water canoeing and kayaking centre.

Upon completion, it will also have an indoor snow centre with real snow for skiing and snowboarding, and a hotel. For rail connections the nearest station is Cogan railway station in Cogan, which is approximately 10 minutes away by foot via Pont y Werin. Whilst Cardiff Bus operates the following services to the Bay: 7 – City Centre (Cardiff Central Library) via Cardiff Bay, and 9 – City Centre (Cardiff Queen Street station and Cardiff Central Library) via Grangetown. The nearest airport is Cardiff International Airport, about 30 minutes away by road, or by rail on the Vale of Glamorgan line from Cogan railway station, which has frequent scheduled and charter flights to the UK, Europe, North America and Africa.
Entrance Reception Hall

Approached via a security fob operated front entrance door with wide picture window, leading to a smart and well-designed spacious communal hall with carpeted threshold and porcelain tiled floors, access to the useful bin store, individual letter boxes, access to the residents car park.

Lift

There is a residents’ lift leading to all upper floors, easy access.

Residents Car Park

Parking space numbered 65, located on entering the residents’ car park immediately on the left hand side.

Bin Store

Communal Gardens

Beautifully landscaped communal gardens enjoying waterside views across Cardiff Bay.

Fifth Floor

Communal Entrance Hall

Smart carpeted communal fifth floor landing and hallway, with wall mounted slim line electric heaters, ceiling lights, power points.

Independant Entrance Hall

Approached via an oak veneer independent front entrance door, with stylish chrome door furniture and security eyehole, leading to an L shaped independent hall with slim line electric radiator, large built-in airing cupboard/storage wardrobe. Security video entrance telecom door entry system.

Kitchen And Lounge

22’ 11” x 12’ 8” ( 6.99m x 3.86m )
Well fitted along two sides with an extensive range of modern floor and eye level units with slim line chrome handles and laminate work surfaces, incorporating a stainless steel sink with vegetable cleaner, chrome mixer taps and drainer, integrated AEG Electrolux four ring electric hob with stainless steel surround and stainless steel AEG canopy style extractor hood, stainless steel splashback throughout, integrated AEG Competence electric fan assisted oven, integrated Hoover washing machine, integrated fridge freezer, soft closing doors and drawers, under unit LED lighting, ceramic tiled flooring, electric plinth heater, ceiling with LED lights.

Lounge Area - open plan to the kitchen, slim line electric heater, sliding double glazed patio doors opening on to....... 

Private Balcony

A private 5th floor balcony with clear glass balustrade and paved flooring enjoying a panoramic waterside view across Cardiff Bay. Space for a patio table and two chairs.

Master Bedroom

16’ x 9’ 3” ( 4.88m x 2.82m )
Carpeted flooring, built out wardrobe, double glazed window with views across the landscaped communal gardens and extending across Cardiff Bay waterside resort.

En-suite Shower Room

Stylish Roca modern white suite with largely ceramic tiled walls comprising W.C. with concealed cistern, wall mounted contemporary shaped wash hand basin with chrome mixer taps and pop-up waste, double size ceramic tiled shower unit with chrome shower unit, shaver point, ceramic tiled floor, stylish chrome vertical radiator/towel rail, air ventilator, ceiling with spotlights.
Bedroom Two

11’ 10” x 9’ 2” (3.61m x 2.79m)
Slim line electric wall heater, TV aerial point, double glazed french door opening on to the private 5th floor balcony.

Family Bathroom

Stylish white modern Roca suite with largely ceramic tiled walls and ceramic tiled floor, comprising W.C. with concealed cistern, contemporary shaped wall mounted wash hand basin with chrome mixer taps and pop-up waste, shaver point, shaped panel bath with chrome shower unit and clear glass shower screen, air ventilator, ceiling with spotlights, stylish chrome vertical towel rail/radiator.

Cardiff Bay

Cardiff Bay is the area created by the Cardiff Barrage in South Cardiff, the capital of Wales. The regeneration of Cardiff Bay is now widely regarded as one of the most successful regeneration projects in the United Kingdom.

The Bay is supplied by two rivers (Taff and Ely) to form a 500-acre (2.0 km2) freshwater lake around the former dockland area south of the city centre. The Bay was formerly tidal, with access to the sea limited to a couple of hours each side of high water but now provides 24-hour access through three locks.

Notable Buildings

There are many facilities within Cardiff Bay and notable buildings include The St David's Hotel and Spa is a 5-star luxury hotel with commanding views of the Bay and Penarth. Built by Rocco Forte in 2000, the hotel was sold in 2007, to Principal-Haley hotels.

The Pierhead was built in 1897 and designed by William Frame, who studied under William Burges. It was formerly the headquarters of the Bute Dock Company.

The Senedd is the National Assembly for Wales’s building which includes the debating chamber and committee rooms. The Wales Millennium Centre is home to the Welsh National Opera. The Norwegian Church Arts Centre is a rescued historic wooden church that was rebuilt in 1992 and operates as a registered self-funded not for profit charity. It is managed by Cardiff Harbour Authority and is as a venue for small concerts, art exhibitions, conferences, meetings and celebrations. When living in Cardiff as a child, the famous children's author Roald Dahl attended this church.

Techniquest is an educational science & discovery centre, which also includes a science theatre and planetarium. Roald Dahl Plass is a large open amphitheatre style plaza frequently used as a venue for carnivals and festivals all year round. Mermaid Quay comprises a mix of restaurants, bars, cafes, shops and services located on the waterfront.

Transport

Cardiff Bay benefits good access to Cardiff City Centre, together with connections through the Cardiff Bus Bay Car service and rail service from Cardiff Queen Street to Cardiff Bay railway station.

The Bay lies off the A4232 before the Bute town tunnels and is linked to the city centre by Lloyd George Avenue and Bute Street, allowing fast access via the link road to Penarth, Culver House Cross and the M4

Bars And Restaurants

Style-conscious shops, bars and restaurants at Mermaid Quay. Cardiff Bay Retail Park, Mischief's Cafe Bar, a cafe bar and live music venue.

The Coal Exchange, formally a music venue, but due to be developed into a hotel and museum. The Mount Stuart, a Weatherspoon's Pub situated in a 1880s, former dock building. Cardiff International Sports Village, which includes Ice Arena Wales and Cardiff International Pool. The Red Dragon Centre (formerly Atlantic Wharf Leisure Village), a leisure and entertainment complex with a Doctor Who exhibit.
86 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

EPC Rating: C

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