



34 Dovercourt House Ferry Court, Cardiff

£225,000 Leasehold

****MAGNIFICENT WATER VIEWS*FULL LENGTH BALCONY**** MGY are excited to present to let this two double bedroom, sixth floor waterside apartment experien...

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

ENTRANCE HALL

Entered via wooden door with security spy hole. Wall mounted video entry security system. Carpeted flooring. Doors leading to all rooms.

LOUNGE/KITCHEN/DINER

Fantastic open plan living space. Double glazed uPVC sliding doors, leading to impressive terrace. Carpeted flooring to living area. Kitchen, with modern fitted units and work surfaces incorporating stainless steel sink. Ample storage. Integrated oven, four ring electric hob and stainless steel extractor hood over. Tiled splash back. Extractor fan. Space for fridge freezer and washing machine. Plinth heater. Spotlights.

TERRACE

Exceptionally large paved terrace with stunning water views of Cardiff Bay and beyond. Glass surround and external lighting. Accessed from the living room and both bedrooms.

MASTER BEDROOM

Spacious master bedroom with modern en-suite. Double glazed uPVC door, leading to large terrace. Large built in double wardrobe with sliding doors. Carpeted flooring. Wall mounted electric panel heater.

EN-SUITE

Modern en-suite. Vinyl tile effect flooring. Part tiled walls. Double shower cubicle. Wall mounted wash hand basin. W.C. Shaver point. Wall mounted mirrored vanity unit. Heated towel rail. Spotlights.

BEDROOM TWO

Second double bedroom. Double glazed uPVC door, leading to large terrace. Carpeted flooring. Wall mounted electric panel heater.

BATHROOM

Modern bathroom with three piece white suite. Panelled bath with shower over and glass shower screen. Tiled flooring. Part tiled walls. Shaver point. Heated towel rail. Wall mounted mirrored vanity unit.

FACILITIES

The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

PARKING

Secure gated access to an allocated undercroft parking space. Visitor parking.

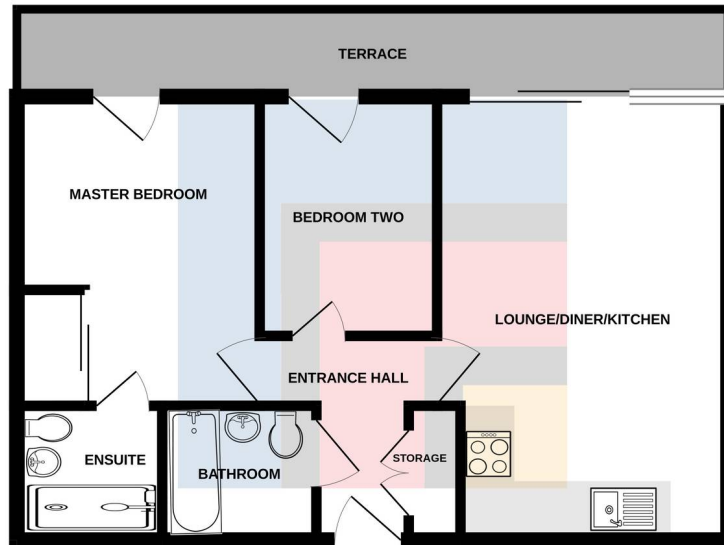
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2001. Service charges of £2523.96 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £226.60 per annum.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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South Glamorgan, CF10 5EE



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The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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