

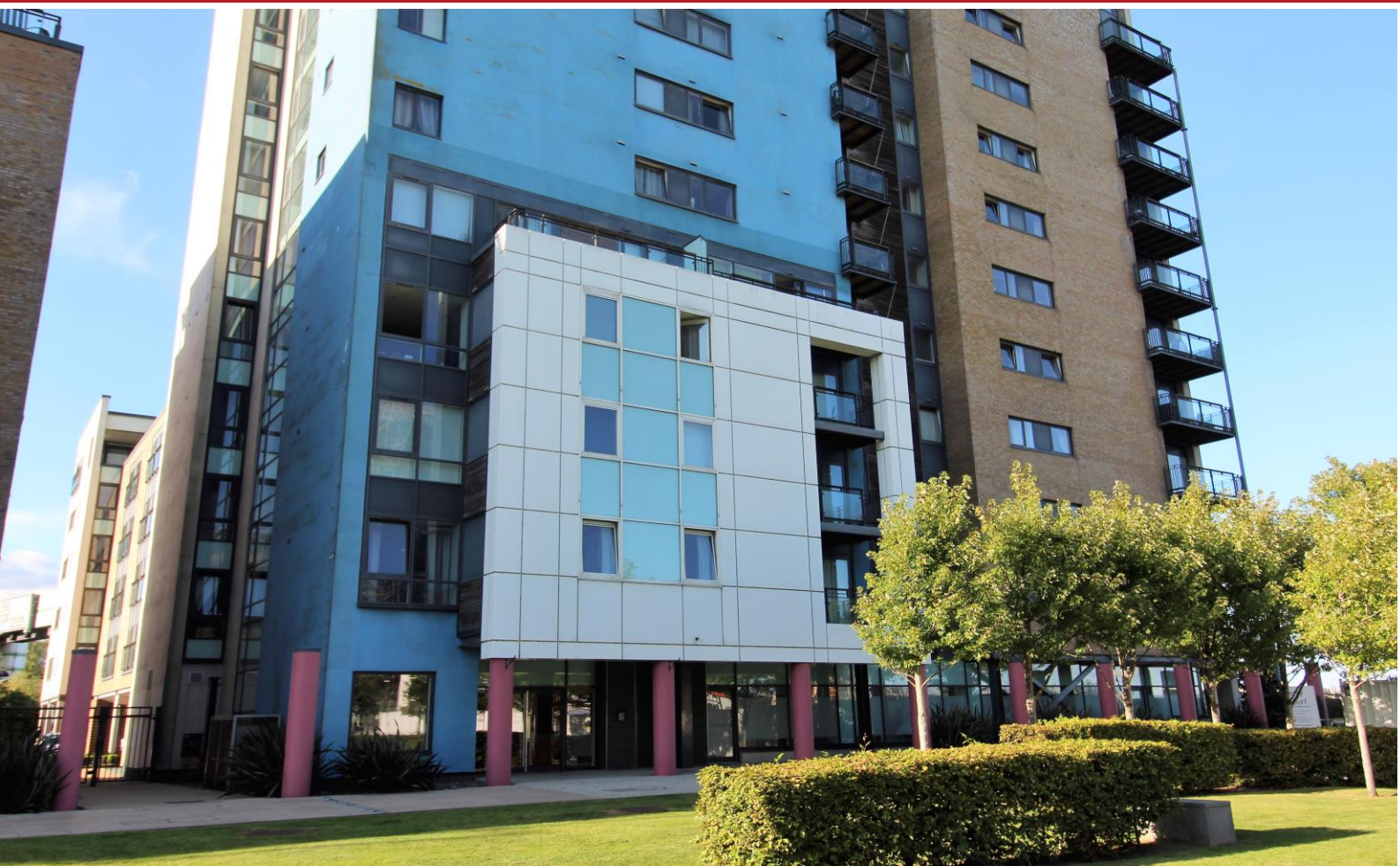
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**MR HOMES**  
SALES & LETTINGS



Lady Isle House,  
Ferry Court  
Cardiff, CF11 0JH

Offers in Excess of £85,000  
Leasehold



# Lady Isle House Ferry Court Cardiff, CF11 0JH

## Overview

- NO CHAIN
- DESIGNATED CAR SPACE
- FULLY FITTED KITCHEN
- LARGER THAN AVERAGE STUDIO
- WALKING DISTANCE TO CARDIFF BAY, BARS AND RESTAURANTS
- CLOSE TO M4 CORRIDOR
- USE OF POOL AND GYMS
- EPC- B / COUNCIL TAX -C
- USE OF GREEN SPACE OUTSIDE



\*\*\* OFFERS IN EXCESS OF £85,000\*\*\*

THIS STUDIO APARTMENT IS ALL ABOUT LOCATION !!!!!!!.....

Situated in the Very popular gated Ferry Court development with immediate walking access to the Cardiff Bay Barrage, Bars and Restaurants.

Walking distance to Cardiff city centre, Out of town shopping and The M4 Corridor is close by.

Mr Homes are pleased to bring to the market this Larger than average Studio apartment offered with **NO CHAIN....**

The property sits on the 4th floor and boost a Move in deco, A Main Room with a fully fitted Kitchen leading off and a fully tiled bathroom with double shower. There is a Cupboard within the main room housing the water tank and providing Hanging space. Economy 7 Electric heating. The property has use of two gymnasiums, Pool and Jacuzzi.

There is a designed Car parking space.

EPC-B COUNCIL TAX - C  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



### Hallway

Entrance to the Apartment via a Wooden Fire door, Leading through to the main room, Door to Bathroom. Smooth Ceilings and Walls. Wood flooring.

### Lounge

16' 7" x 15' 2" (5.055m x 4.631m)

Smooth ceilings with spotlights. Smooth walls. Continuation of wood flooring. Electric economy 7 heating wall mounted. Upvc windows overlooking rear and side. Cupboard with Water tank and hanging space.

### Kitchen

9' 8" x 5' 9" (3.001m x 1.757m)

Smooth ceilings with spotlights. Smooth Walls Tiled flooring. Electric hob and oven. Integrated fridge and freezer. Integrated washing machine. Stainless steel sink.

### Bathroom

5' 0" x 7' 0" (1.527m x 2.133m)

Smooth ceiling and spotlight. Double shower fully tiled. Tiled flooring sink with vanity storage underneath. Wall mounted radiator and towel rail. Shave point.

Carparking is Situated on the Ground Floor.

Pool and Gymnasium on the Ground floor.

Communal Bin storage on Ground floor.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## **CARDIFF WEST**

Homes House,  
253 Cowbridge Road West,  
Cardiff,  
CF5 5TD

## **FAIRWATER**

173 Pwllmelin Road,  
Fairwater,  
Cardiff,  
CF5 3QB

## **GRANGETOWN**

233 Penarth Road,  
Grangetown,  
Cardiff,  
CF11 6FS