

Breakwater House

FERRY COURT, CARDIFF, CF11 0JQ

£1,400 PER CALENDAR MONTH

Hern &
Crabtree

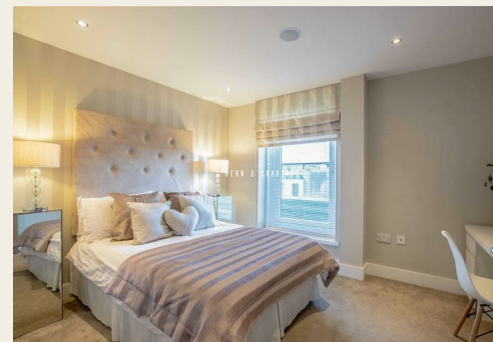


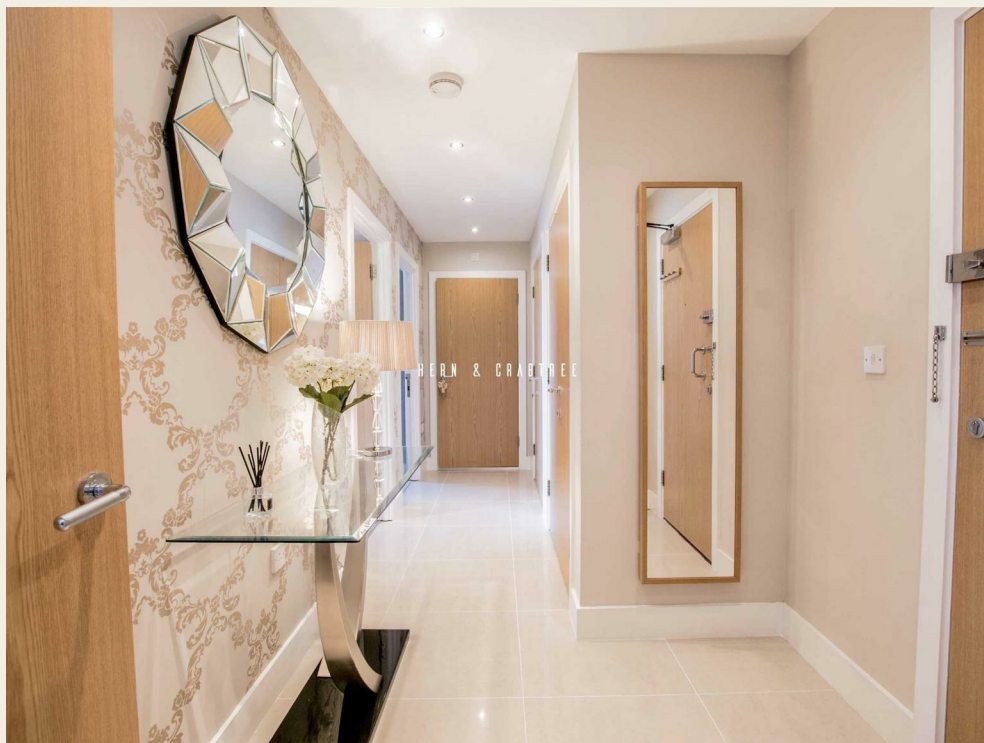
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****SUPERB TWO DOUBLE BEDROOM BALCONY BAY APARTMENT**** Hern & Crabtree are pleased to present this superb two double bedroom apartment that has been stylishly presented throughout. The property benefits from Open Plan Kitchen / Diner / Lounge, Two Double Bedrooms, En Suite Shower and Family Bathroom and a Large Outside Sitting Balcony with Water Views. In addition there is an allocated parking space and visitor parking. The development offers a Gym and Swimming Pool.

The old Cardiff docklands have been redeveloped in the last decade to create Cardiff Bay, home to a large freshwater lake for sailing and water sports; the stylish five star St David's Hotel and Spa, Mermaid Quay a restaurant hotspot with everything from Italian to Turkish cuisine and the home for Welsh National Opera the Wales Millennium Centre.

A holding fee of £150 will be payable to secure the property. This will be deducted from the final balance of the first month rent payable upon moving into the property subject to a successful application. Hern & Crabtree Ltd reserves the right to retain this payment should the applicant have provided false or misleading information at the time of application.

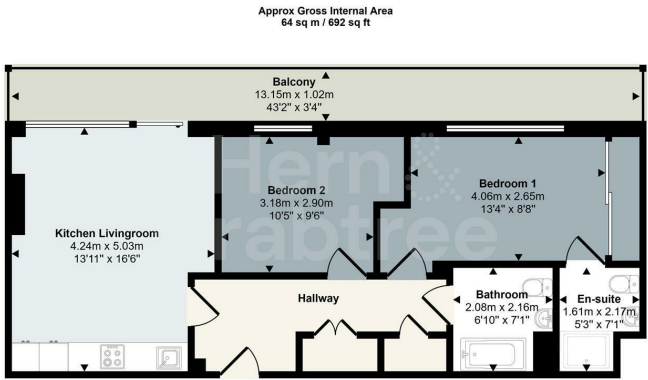




Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Hern & Crabtree

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The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.