# 117 Roma, Watkiss Way, Cardiff, CF11 0SH

## £1,000 Per month

** WONDERFUL WATER VIEWS ** Gary Hancock and RE/MAX are delighted to present this immaculate one bedroom furnished apartment at Roma , Victoria Wharf. Situated in the sought after Victoria Wharf development of Cardiff Bay which offers secure gated access, 24 hour concierge service and walking distance to the International Sports Village. Victoria Wharf offers easy access in to both Cardiff City Centre and Cardiff Bays Mermaid Quay , meaning bars, restaurants, shops and supermarkets are all on your doorstep. Step outside Victoria Wharf and walk along Penarth Marina or stop off at Coffi Co for a caffeine fix or something stronger , tell them I sent you.

Enter into a spacious hallway with large built in storage cupboards and doors off to all rooms, spacious double bedroom which benefits from a built in wardrobe. Walk from the hallway in to a particularly spacious lounge and dining area with doors off onto a pleasant balcony with views of the river and Marina, perfect for that evening glass of wine or coffee to watch life go by. Situated off the lounge is a fully fitted kitchen with all appliances , which will remain and further built in storage. This sought after property comes with both allocated parking space and ample permit visitor spaces.

The property is available from the 29th September 2024 , 12 month contract, Council Tax Band D , C rating EPC.
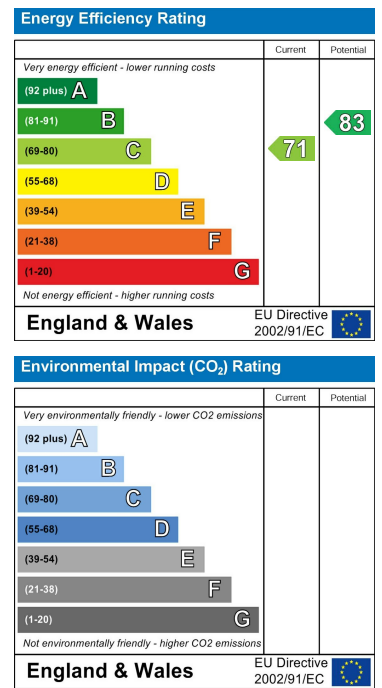
Call today to register your interest in this property . Video Tour available upon request

# Floor Plan

## Area Map

## Energy Efficiency Graph

### Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) **A** | | |
| (81-91) **B** | | **83** |
| (69-80) **C** | | |
| (55-68) **D** | **71** | |
| (39-54) **E** | | |
| (21-38) **F** | | |
| (1-20) **G** | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC

### Environmental Impact (CO$_2$) Rating

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) **A** | | |
| (81-91) **B** | | |
| (69-80) **C** | | |
| (55-68) **D** | | |
| (39-54) **E** | | |
| (21-38) **F** | | |
| (1-20) **G** | | |
| Not environmentally friendly - higher CO2 emissions | | |

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