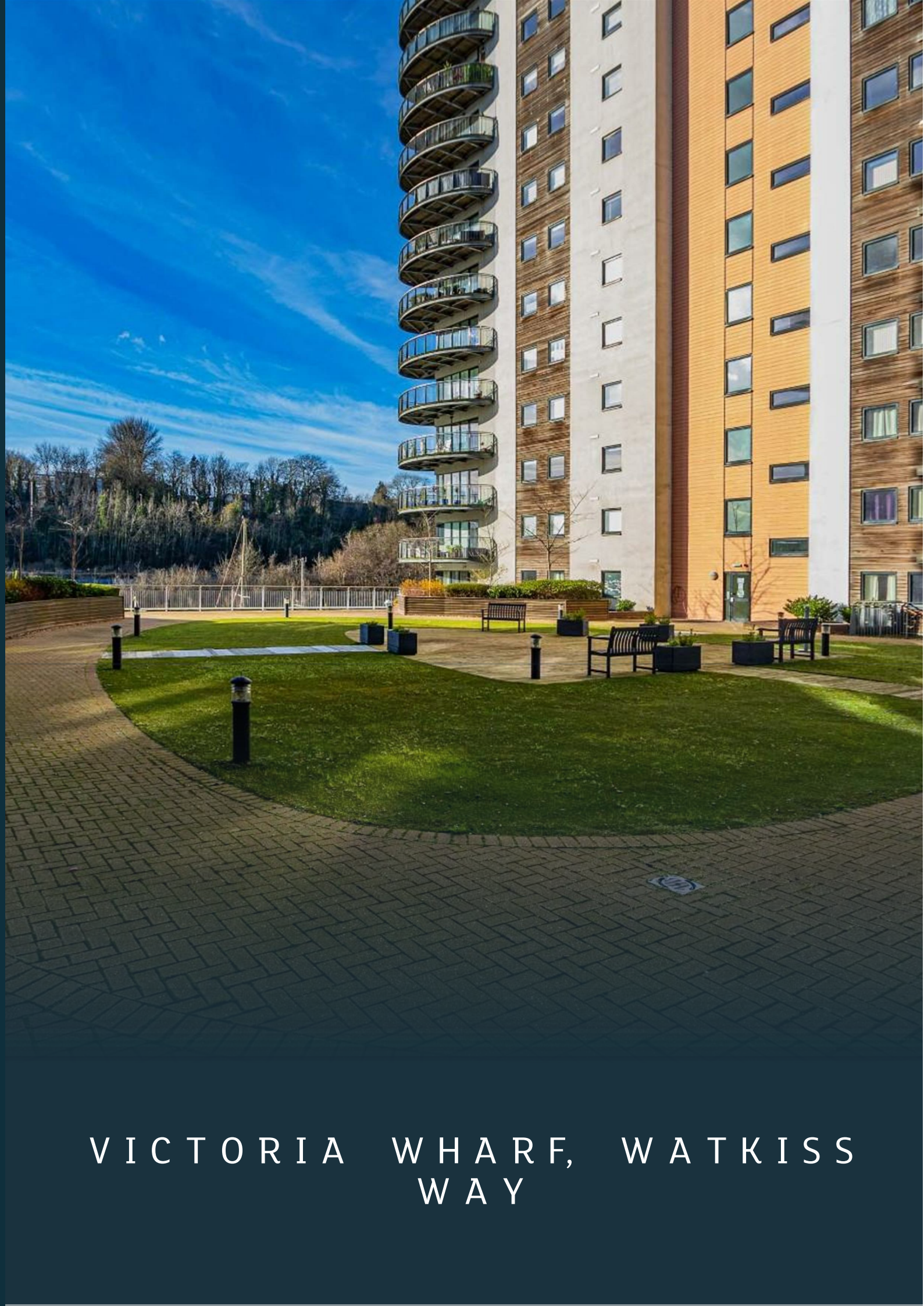


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

VICTORIA WHARF,
WATKISS
WAY





ENTRANCE HALL

LIVING ROOM
4.85m x 2.72m (15'11 x 8'11)

BALCONY

KITCHEN
3.18m x 2.44m (10'5 x 8'0)

BEDROOM 1
2.97m x 4.80m (9'9 x 15'9)

EN-SUITE
1.52m x 2.29m (5'0 x 7'6)

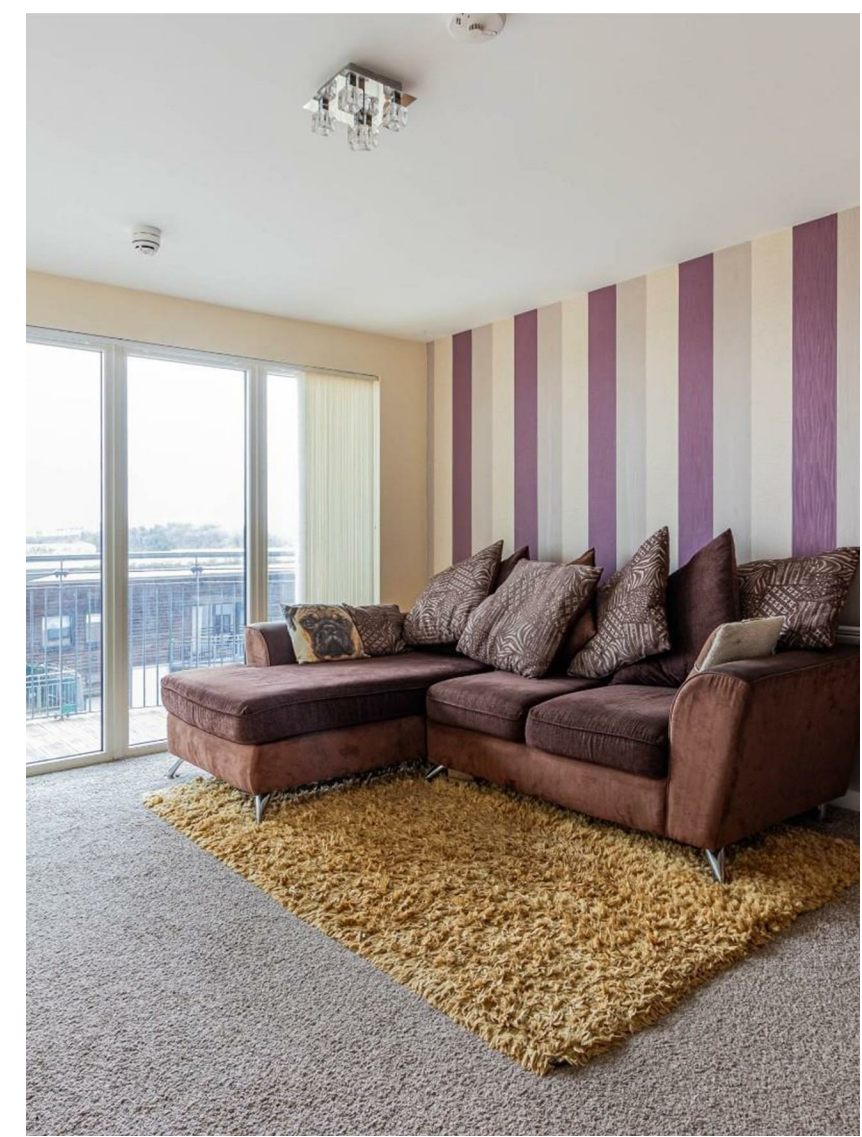
BEDROOM 2
3.56m x 3.43m (11'8 x 11'3)

BATHROOM
2.08m x 2.03m (6'10 x 6'8)

PARKING




TENURE
Leasehold - 106 years remaining. Annual ground rent £200

SERVICE CHARGE
Currently £3794 per annum

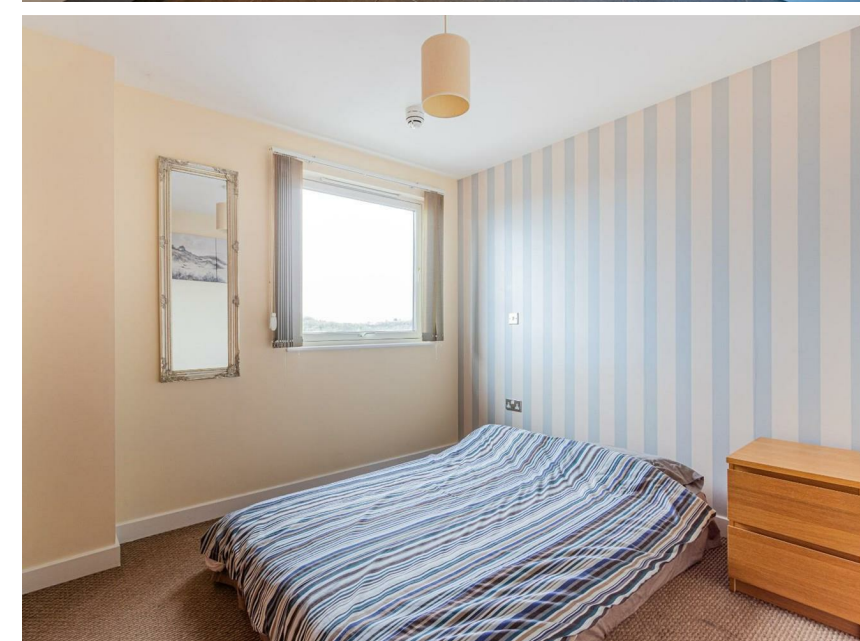




VICTORIA WHARF, , CF11 0SG - £155,000

 2 Bedroom(s)  2 Bathroom(s)  705.00 sq ft

A lovely waterside apartment set within the popular Victoria Wharf development, perfectly positioned to enjoy views of the boat moorings on the river Ely. Close to an excellent Coffee shop. Cardiff Bay Retail Park and supermarkets are within walking distance as are the varied facilities of Cardiff Sports Village including the international pool complex, Ice rink and white water adventure facility. This well presented 9th floor two bedroom apartment comprises: Entrance hall with storage cupboards, large living room opening onto a good size balcony, fitted kitchen, primary double bedroom with en-suite shower room, further double bedroom and full bathroom. Electric heating and double glazing. The property further benefits include an allocated parking space, visitors parking and a on-site concierge.



PROPERTY SPECIALIST
Mr Jeff Hopkins
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Valuer





Victoria Wharf, Watkiss Way, Cardiff

Watkiss Way, Cardiff Bay, CRF

7th Floor Apartment Interior Area 705.07 sq ft



0 3 6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	