



Roma, Victoria Wharf, Cardiff, CF11 0SH

Welcome to

Roma Victoria Wharf, Cardiff

This one bedroom waterside apartment with water views from a BALCONY on the 8th floor, is set in a gated development. With its sought after location, this property is within walking distance of Cardiff Bay, the swimming pool, ice rink and supermarkets.

**** SOLD WITH TENANTS****

Communal Entrance Hall

Entered via intercom system, stairs and lift access to all rooms floors, access to car park.

The contract for current tenants end on 7th November and the monthly rent is £5250 payable six monthly.

Hall

Two cupboards to include an airing cupboard with wall mounted consumer units, radiator, door to all rooms.

Lounge & Diner

13' 5" x 10' 4" (4.09m x 3.15m)

Double patio door to BALCONY with superb panoramic water views, radiator, TV and Internet connection, opening to kitchen.

Balcony

Enclosed balcony with decked flooring with superb views.

Kitchen

10' x 7' 7" (3.05m x 2.31m)

A range of floor and wall mounted kitchen units with contrasting work surfaces and tiled splashbacks, integra eye-level oven with shelf above, electric hob with stainless steel cooker hood above, spotlights, tiled ceramic flooring, spaces fridge/freezer and washer/dryer, one and a half bowl and drainer sink unit with mixer tap.

Bedroom

14' 6" x 8' 10" (4.42m x 2.69m)

Double glazed window to rear, radiator, built-in wardrobe, telephone point.

Bathroom

Three piece suite in white comprising of a panelled bath with shower and shower screen, WC with enclosed cistern and a wash hand basin set into a vanity unit, extractor fan, heated towel rail, inset spotlights, tiled walls to shower area and splashbacks.

Outside

There is an allocated parking space as well as visitor spaces on the main car park. The development is entered via security gates and there is a 24 Hour Concierge service to hand. There are communal gardens too with walks towards the both Cardiff Bay and Penarth Marina.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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- COUNCIL TAX BAND - D
- 8TH FLOOR APARTMENT WITH BALCONY AND WATER VIEWS
- OPEN PLAN LOUNGE/DINING SPACE WITH ADJACENT FITTED KITCHEN
- ALLOCATED PARKING SPACE, LIFT ACCESS, CONCIERGE SERVICE
- SOLD WITH TENANTS

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£132,000



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Property Ref:
PNR106151 - 0013

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