



Beatrix, Victoria Wharf, Cardiff, CF11 0SE

Welcome to

Beatrix, Victoria Wharf, Cardiff

The property is located in a gated development close to transport links and local amenities and is offered with NO CHAIN. Found on the 2nd floor, the property offers a generous living space with river views and fitted kitchen with appliances, two double bedrooms, ensuite, bathroom and parking.

Entrance Hall

Two storage cupboards, airing cupboard housing hot water tank, tiled floor and electric heater.

Lounge / Dining Room

14' 4" x 12' 2" (4.37m x 3.71m)

Double glazed door and double glazed window onto a balcony with partial water views, tiled floor, spot-lights, electric heater, space for table and chairs and opening to kitchen.

Kitchen

12' 2" x 7' 1" (3.71m x 2.16m)

Double glazed porthole window to front, floor and wall mounted kitchen units with work surface over and matching splash-backs, wine rack, pan drawer, one and a half bowl sink and drainer unit with mixer tap over, integrated eye-level oven, hob with stainless-steel splash-back and hood above, washer/dryer, tiled floor, spot-lights and space for fridge-freezer.

Bedroom 1

15' 5" max x 11' 3" (4.70m max x 3.43m)

Double glazed window to rear, built-in double wardrobe, electric radiator and door to ensuite.

Ensuite

Double glazed window to side, wash hand basin and wc with enclosed cistern set into a vanity unit to one wall double shower unit, tiled floor and electric radiator.

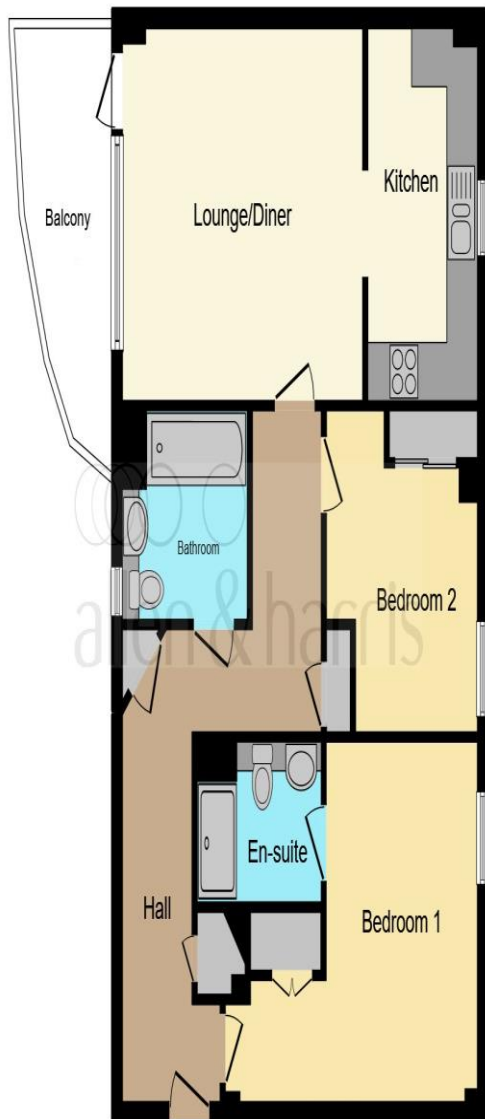
Bedroom 2

10' 10" max x 9' 6" (3.30m max x 2.90m)

Double glazed window to rear, built-out double wardrobe and electric heater.

Bathroom

Double glazed window to side, wash hand basin and wc with enclosed cistern set into a vanity unit to one wall, panelled bath with mixer tap and shower attachment, tiled floor and electric radiator.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Welcome to

Beatrix, Victoria Wharf, Cardiff

- Attractive 2nd Floor apartment with NO CHAIN and a BALCONY with river views.
- Open plan living space with a fitted kitchen replete with a range of appliances.
- Master bedroom with ensuite and a second double bedroom.
- Lift access and allocated car parking space with gated secure access.

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 3900.00

Ground Rent: 150.00

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.

£170,000



view this property online allenandharris.co.uk/Property/PNR106821



Property Ref:
PNR106821 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2070 5528



penarth@allenandharris.co.uk



6 Andrews Buildings, Stanwell Road, PENARTH,
Wales, CF64 2AA



allenandharris.co.uk