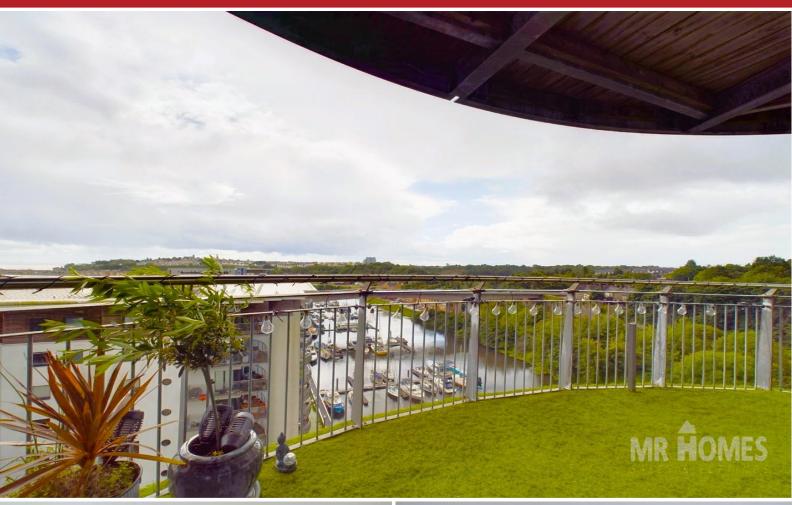
02920 204 555

253 Cowbridge Road West, Cardiff, CF5 5TD e: SALES@mr-homes.co.uk

www.mr-homes.co.uk









Roma, Watkiss Way Cardiff Bay, CF11 OSJ

Offers In Excess of £300,000 Leasehold – 106 Years Remaining

Watkiss Way Cardiff Bay, Cardiff, CF11 OSJ

Overview

- NO CHAIN 12th FLOOR 3-BED APARTMENT with BEAUTIFUL WATER VIEWS
- PANORAMIC VIEWS OVER CARDIFF BAY & PENARTH MARINA
- WRAP AROUND BALCONY
- OPEN-PLAN MODERN LIVING
- FITTED KITCHEN with TO OF THE RANGE INTEGRATED APPLIANCES
- MASTER BEDROOM with EN-SUITE
- UNDERCROFT SECURE PARKING
- PRIVATE GATED DEVELOPMENT
- 24 HOUR ON SITE CONCIERGE

NO CHAIN!!! A SUPERB 3-BEDROOM 12th FLOOR APARTMENT ACHIEVING PANORAMIC VIEWS OVER PENARTH MARINA, CARDIFF BAY / BARRAGE & THE INTERNATIONAL SPORTS VILLAGE - DIRECT WATER VIEWS - PRIVATE **GATED DEVELOPMENT with 24 HOUR ON SITE** CONCIERGE - ALLOCATED UNDERCROFT PARKING - OPEN-PLAN MODERN LIVING -FULLY FITTED KITCHEN with TOP OF THE RANGE INTEGRATED APPLIANCES - MASTER BEDROOM with EN-SUITE & QUALITY FITTED WARDROBES - 2 FURTHER DOUBLE BEDROOMS ALSO WITH QUALITY FITTED WARDROBES - LEASEHOLD - MR HOMES are very pleased to Offer FOR SALE this Beautifully Presented 3-Bedroom 12th Floor Apartment which achieves Panoramic Views towards Penarth Marina & Cardiff Bay Barrage, the apartment comprises in brief; Entrance Hallway, Open-Plan Lounge/Dining Room to the Fully Fitted Kitchen with Integrated Appliances. The Master Bedroom has a Good Size En-Suite, Bedrooms 2 & 3 Offer Fitted Wardrobes, & the Main Bathroom Suite. Communal Secure Entrance & Lifts to each Floor. EPC Rating = C. Council Tax Band = G. 360 TOUR LINK:

https://tour.giraffe360.com/romaapartment1105ap/

NB: Taylor Wimpey have confirmed that the Cladding Issues are being resolved at No Cost to the Leaseholders* Taylor Wimpey have confirmed in writing that this Apartment is now Mortgageable* *Ask for details...

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...







Entrance Hallway

Lounge/Diner - Open-Plan 24' 3" max x 21' 5" max (7.39m x 6.52m)

Kitchen with Neff Integrated Appliances 10' 11" x 7' 7" (3.32m x 2.31m)

Master Bedroom 14' 2" x 11' 10" (4.31m x 3.60m)

En-Suite 8' 7" x 4' 11" (2.61m x 1.50m)

Bedroom 2 13' 2" x 10' 7" (4.01m x 3.22m)

Bedroom 3 10' 6" x 8' 8" (3.20m x 2.64m)

Main Bathroom 9' 0" x 6' 3" (2.74m x 1.90m)

Large Wrap Around Balcony - South Facing

Under croft Secure Allocated Parking Space



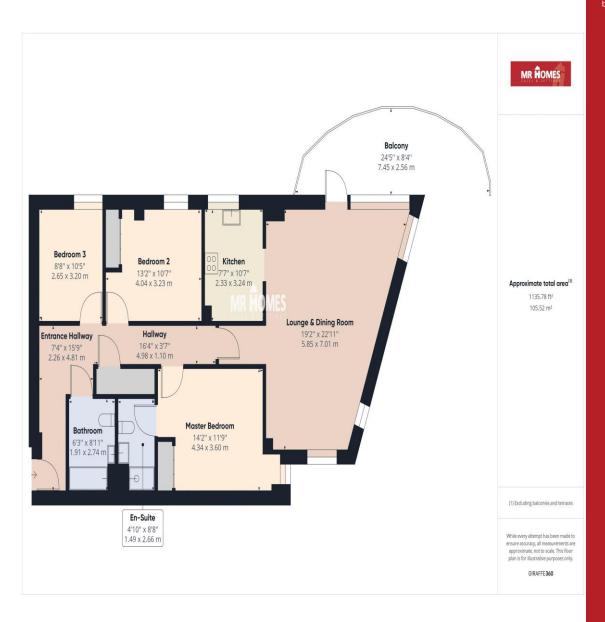








IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF WEST

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