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**MR HOMES**  
SALES & LETTINGS



Victoria Wharf,  
Watkiss Way  
Cardiff Bay CF11 0SG

Auction Guide Price £75,000  
Leasehold 106 Yrs Approx.



# Watkiss Way

## Cardiff Bay, Cardiff, CF11 0SG

### Overview

- NO CHAIN!!! CASH BUYERS ONLY!!!
- AUCTION GUIDE PRICE: £75,000
- MODERN 1-BED APARTMENT with LIFT ACCESS
- 10th FLOOR / SOUTH FACING BALCONY ACHIEVING PANORAMIC VIEWS
- VIEWS OVER PENARTH MARINA, ALEXANDRA BAY, CARDIFF BAY BARRAGE
- OPEN-PLAN LOUNGE to KITCHEN
- PRIVATE GATED DEVELOPMENT
- 24 HOUR CONCIERGE
- UNDER CROFT SECURE ALLOCATED PARKING SPACE & VISITOR PARKING BAYS
- LEASEHOLD 106 YRS APPROX.



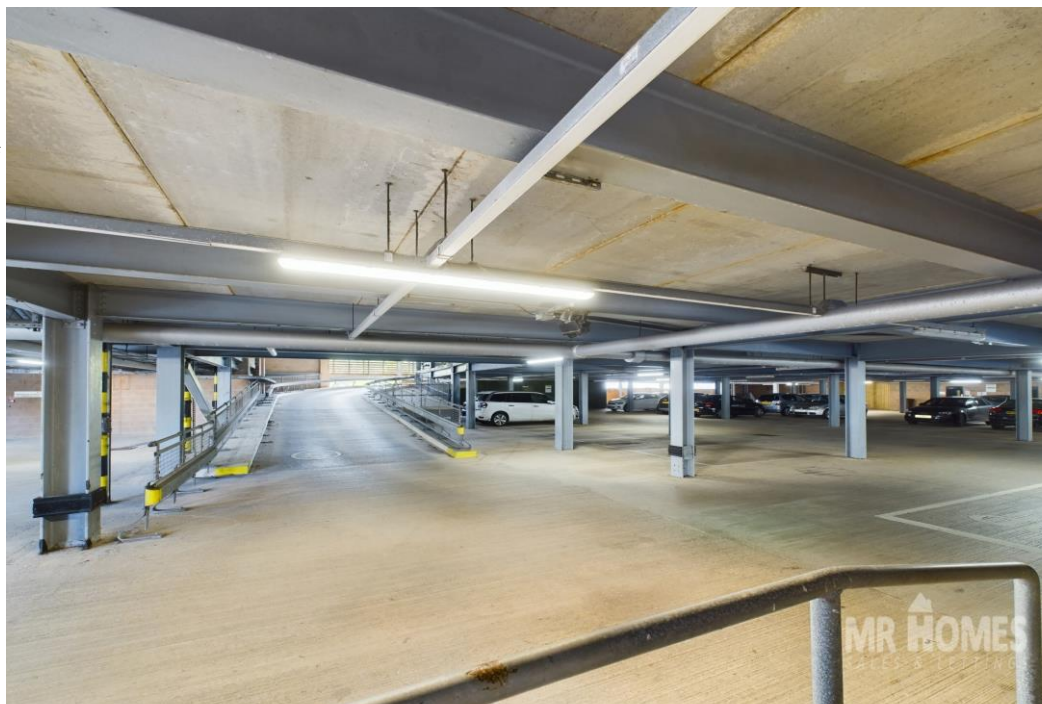
**NO CHAIN!!!**  
**CASH BUYERS ONLY**  
**SOLD AS SEEN ( All Furniture & Items to Stay )**  
**MODERN 1-BED 10th FLOOR APARTMENT**  
**with LIFT ACCESS - SOUTH FACING BALCONY**  
**ACHIEVING PANORAMIC VIEWS OVER**  
**PENARTH MARINA, ALEXANDRA BAY, CARDIFF**  
**BAY BARRAGE & WATER VIEWS - PRIVATE**  
**GATED DEVELOPMENT - ONSITE 24-HOUR**  
**CONCIERGE - UNDER CROFT SECURE**  
**ALLOCATED PARKING SPACE & VISITOR**  
**PARKING BAYS - OPEN-PLAN LOUNGE to**  
**KITCHEN**  
**LEASEHOLD 106 YRS APPROX.**



**MR HOMES** Offer **FOR SALE** with NO ONGOING CHAIN this 1-Bedroom 10th Floor Apartment in the Sought After Private & Gated Development of Victoria Wharf, Cardiff Bay. Enter via Communal Lobby, Lift & Staircase access to the 10th Floor, Door into the Entrance Hallway with Storage & Airing Cupboard, Open-Plan Lounge/Diner to the Fitted Kitchen, Double Bedroom with Fitted Wardrobes & a Modern Bathroom Suite. The South Facing Balcony achieves Views over Alexandra Bay, Penarth Marina, Cardiff Bay Barrage & Water Views. Secure Allocated Under Croft Parking. The Property is All Electric (No Gas). Double Glazing Windows.

**EPC Rating = C.**  
**Council Tax Band = D.**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



**Communal Entrance Lobby & Hallway to Lift, Under Croft  
Secure Car Park & Fire Escape Staircase**

**10th Floor Communal Hallway**

**Entrance Hallway**

Enter via Solid Wooden Fire Door, wall mounted electric radiator, Doors to; Lounge, Bedroom, Bathroom & Airing/Storage Cupboard.

**Airing/Storage Cupboard - Houses Pressurised Tank &  
RCD Consumer Unit.**

**Lounge Open-Plan to Kitchen - 14' 9" x 10' 4" (4.49m x 3.15m)**

uPVC D/g Window & Door to Front Facing Balcony, Wall mounted electric radiator, plastered walls & ceiling. OPEN-PLAN TO KITCHEN. NB: Water Views, Penarth Head & Marina, Cardiff Bay Barrage, Queen Alexandra Dock.

**South Facing Balcony - NB: Water Views, Penarth Head &  
Marina, Cardiff Bay Barrage, Queen Alexandra Dock.**

**Kitchen - 10' 5" x 7' 11" (3.17m x 2.41m)**

Tiled flooring, matching wall & base units with work surfaces over & matching splash backs, stainless steel sink, half bowl(with food waste disposal) & drainer with mixer tap over, Fan assisted NEFF electric oven, 4x Ring NEFF ceramic hob with Neff extractor hood over, ceiling mounted extractor fan, inset spotlights to ceiling.

**Double Bedroom - 11' 1" max x 10' 11" max (3.38m x 3.32m)**

Fitted carpet, D/g window to front, wall mounted electric radiator, plastered walls & ceiling, Double doors to fitted wardrobe. NB: Water Views, Penarth Head & Marina, Cardiff Bay Barrage, Queen Alexandra Dock.

**Bathroom - 7' 1" x 6' 7" (2.16m x 2.01m)**

Tiled flooring, panel bath, mixer shower over, glass shower screen, wash hand basin & w.c set in vanity unit, wall mounted shaver point, ladder/towel radiator, ceiling mounted extractor fan, inset spotlights to ceiling.

**Allocated Secure (Under Croft) 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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



## CARDIFF & THE VALE

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