



## Catrine Victoria Wharf, offers over £210,000

- Council Tax Band - E
- Top Floor Flat
- NO CHAIN
- Allocated Parking Space
- Balcony
- EPC Rating: C



 2  2  1



## About the property

Located within the sought after Victoria Wharf, Cardiff Bay is this beautifully presented two bedroom Penthouse with stunning views over Cardiff Bay! Just a short walk from all local amenities and local attractions! Such as shops, schools, restaurants, pubs and attractions such as International Sports Village! Internally the property comprises entrance hallway, two bedrooms, living room, dining area, kitchen and bathroom. The property further benefits from a balcony with stunning views over Cardiff Bay and allocated parking within a gated car park as well as 24 hour concierge! Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Communal Entrance

### Entrance Hall

### Living Diner

14' 6" x 12' 1" ( 4.42m x 3.68m )

### Kitchen

12' x 7' 1" ( 3.66m x 2.16m )



### **Master Bedroom**

11' 5" x 9' ( 3.48m x 2.74m )

### **En-Suite**

### **Bedroom Two**

10' 8" max x 9' 5" max ( 3.25m max x 2.87m max )

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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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