



Cambria, Victoria Wharf, Watkiss Way, Cardiff Bay, CF11 0SA
Offers In Excess Of £165,000

 2  2  1  C



Cambria, Victoria Wharf, Watkiss Way, Cardiff Bay, CF11 0SA

Offers In Excess Of £165,000



Property Details

Immerse yourself in the epitome of waterfront luxury with this sophisticated two-bedroom, two-bathroom apartment, located in the prestigious Cambria at Victoria Wharf. This stunning sixth-floor haven is the embodiment of high-end living, offering breathtaking views of Cardiff Bay and a lifestyle of unparalleled convenience.

The residence greets you with a welcoming entrance hall, accented with solid oak doors, setting the stage for the exquisitely designed spaces that await. The open-plan living area, a seamless fusion of lounge and kitchen, boasts modern appliances set against sleek countertops, with the unique feature of a porthole window adding a touch of nautical charm.

The master bedroom is a testament to tranquillity, boasting plush carpeting and an ensuite bathroom where modern fixtures blend with elegant decor to create a spa-like atmosphere. The second bedroom's versatility makes it equally suited as a guest room or a functional home office, catered to your individual needs.

Not to be overshadowed, the main bathroom offers a consistent theme of style and luxury, providing an everyday escape with its tasteful finishes. Step out onto the private balcony, where the serene waterfront views offer a perfect backdrop for alfresco dining or a peaceful respite at day's end.

Residency here is complemented by top-tier amenities, including 24-hour concierge service, lift access to all floors, secure intercom entry, allocated and visitor parking – all within a secure gated community. The convenience extends beyond the development, with easy access to the M4, the dynamic city centre, and nearby public transport options like Cogan train station.

Victoria Wharf is not just a home; it's a lifestyle choice. The area teems with local amenities and attractions, ensuring that whether it's dining, shopping, or entertainment, everything is just a stone's throw away. For the active, the International Sports Village offers an array of activities to engage in.

This apartment is more than just a living space – it's a statement of elegance, a pledge of tranquility, and a promise of lifestyle. Schedule your viewing today to experience first-hand the allure of this waterfront gem. Embrace this opportunity to claim your piece of Cardiff Bay's exquisite living.

Tenure

This property is being sold with no onward chain, inviting you to promptly begin your life of luxury. The lease terms include 106 years remaining, with an annual service charge covering building insurance and a nominal ground rent, making it a worry-free investment.

Entrance Hall

With three built in storage cupboards.

Open Plan Living Room

11'5" x 14'4" (3.50m x 4.37m)

Kitchen

7'1" x 12'2" (2.17m x 3.71m)

Bedroom One

11'3" x 15'5" max (3.43m x 4.72m max)

En-Suite Shower Room

4'10" x 7'9" (1.49m x 2.38m)

Bedroom Two

9'6" x 10'9" max (2.90m x 3.29m max)

Bathroom

6'9" x 7'4" (2.08m x 2.25m)

Balcony

With water views.

Additional Information

One allocated parking space, with ample visitor parking spaces. The property has recently installed a new hot water cylinder, and mains fitted interlinked smoke alarms.

Council Tax

Band E.

Life in Cardiff Bay

Living in Cardiff Bay is like stepping into a vibrant canvas of modern urban living, rich history, and diverse culture. This picturesque waterfront area, once the heartbeat of Cardiff's bustling docks known as Tiger Bay, has undergone a transformative rebirth over the past few decades. Today, it stands as a testament to successful urban regeneration, blending the old with the new in a harmonious mix that appeals to young professionals, cultural enthusiasts, and anyone looking for a dynamic place to live.

Cardiff Bay's transformation is most evident in its lively Mermaid Quay, which boasts an array of bars, restaurants, and shops, catering to every taste from Italian brasseries to local coffee houses. The presence of the impressive Wales Millennium Centre adds a cultural heartbeat to the area, offering an array of performances ranging from ballet to touring musicals. The National Assembly building, offering daily tours, and the recently opened TV drama village highlight Cardiff Bay's role as a media and cultural hub.

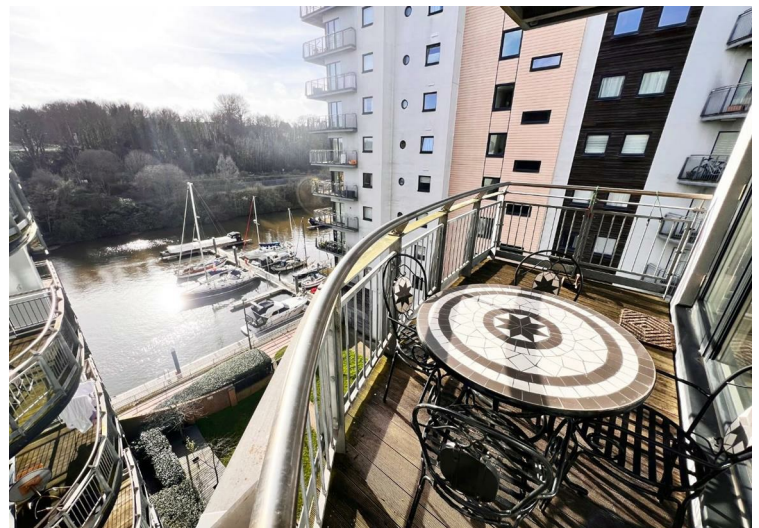
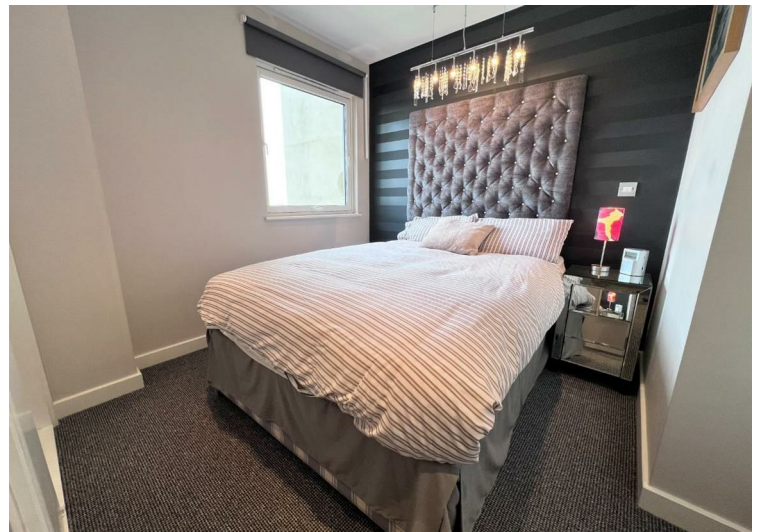
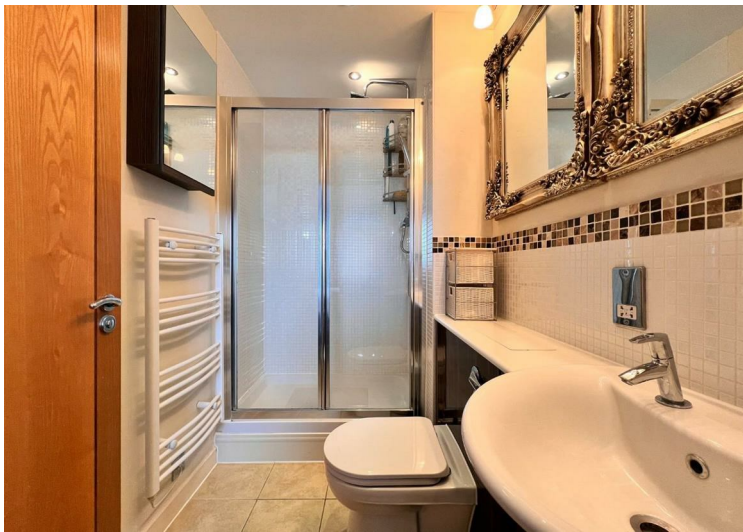
The history of the Bay, with its tales of commerce, industry, and multicultural community, is still visible in the public art and remaining architectural relics. Once a gateway for the world's demand for coal, the area's economic and social fabric has

evolved, making room for leisure, residential life, and modern enterprise. The creation of a freshwater lagoon and the Barrage showcases an impressive feat of engineering, transforming the tidal mudflats into a scenic waterfront that attracts wildlife and provides a serene backdrop for residents and visitors alike.

For those living in Cardiff Bay, the area offers more than just a place to call home. It's an experience filled with the opportunity for outdoor activities, cultural immersion, and culinary exploration. The array of modern apartments caters to young professionals seeking the convenience of city life with the added beauty of waterside living. The proximity to Cardiff city center means that residents enjoy the best of both worlds: the tranquility of the Bay and the vibrant energy of the city.

Furniture Sale

The property is available fully furnished at separate negotiation.





Sixth Floor



Total area: approx. 70.7 sq. metres (761.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
73	84
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 plus) A (81-81) B (69-69) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.