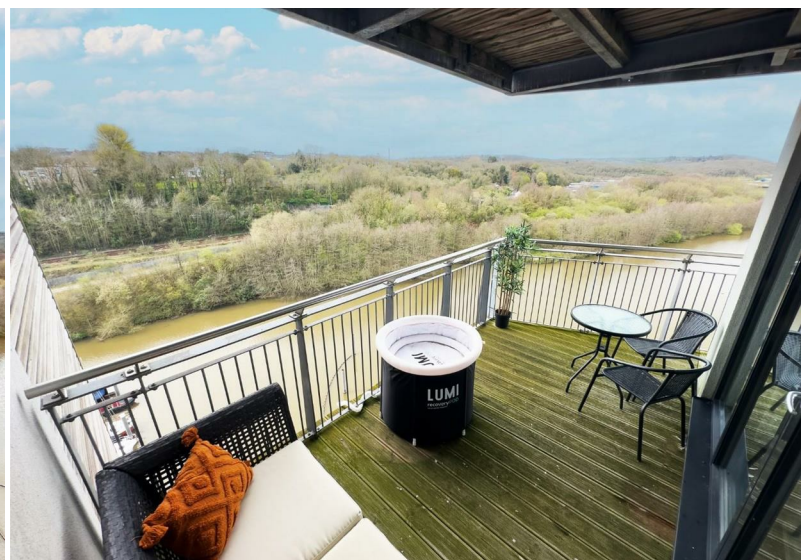
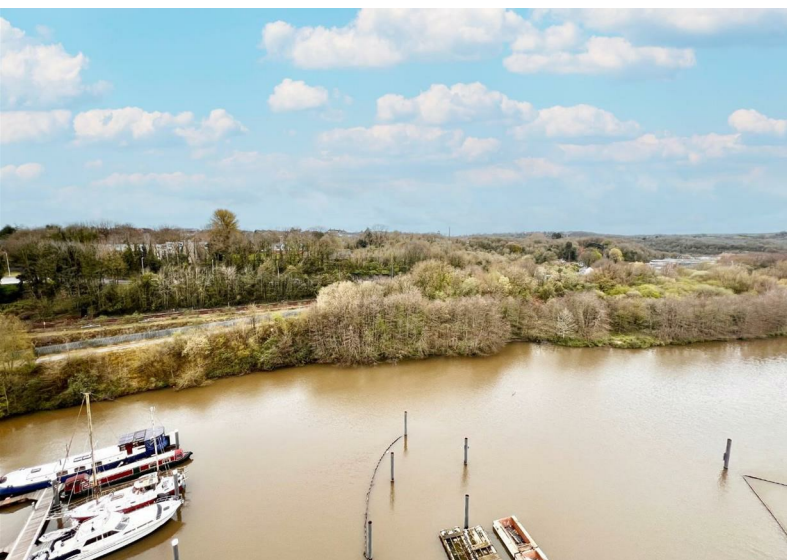




Roma, Victoria Wharf, Watkiss Way, Cardiff Bay, CF11 0SJ

£195,000

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Discover Waterfront Living in Cardiff Bay

Immerse yourself in the epitome of waterfront luxury with this two-bedroom, two-bathroom apartment, located in the prestigious Roma at Victoria Wharf. This stunning tenth-floor apartment 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 dining room, is perfect for modern lifestyles. The kitchen boasts modern appliances (including a dishwasher and washer/dryer) set against sleek countertops, catering to culinary enthusiasts with its high-end fittings.

The master bedroom is a testament to tranquillity, boasting plush carpeting and an ensuite bathroom where modern fixtures combine with tasteful finishes for an aura of luxury. The second bedroom's versatility makes it equally suited as a guest room or a functional home office, catered to your individual needs. Both bedrooms are fitted with blackout shutters as well as blackout blinds.

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. This space provides an unparalleled view that captures the essence of Cardiff Bay living.

Residency here is complemented by top-tier amenities, including 24-hour concierge service, lift access to all floors, secure intercom entry, and allocated parking 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 tranquillity, 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

The lease terms include 106 years remaining, with an annual service charge of £3,950.00 covering building insurance and water rates and a nominal ground rent of £175.00 per annum, making it a worry-free investment.

Entrance Hall

With built in storage cupboard.

Open Plan Living Room

13'10" x 21'4" max (4.22m x 6.52m max)

Kitchen

6'6" x 11'10" (2.00m x 3.61m)

Bedroom One

15'9" x 9'7" max (4.81m x 2.93m max)

En-Suite Shower Room

4'10" x 7'1" (1.49m x 2.16m)

Bedroom Two

10'2" x 10'7" (3.12m x 3.24m)

Bathroom

6'6" x 6'9" (1.99m x 2.08m)

Balcony

6'6", 26'2" x 12'9" max (2.08m x 3.90m max)

With unparalleled water views.

Additional Information

One allocated parking space, with ample visitor parking spaces. Victoria Wharf apartments are available to purchase with a mortgage.

Council Tax

Band F.

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.

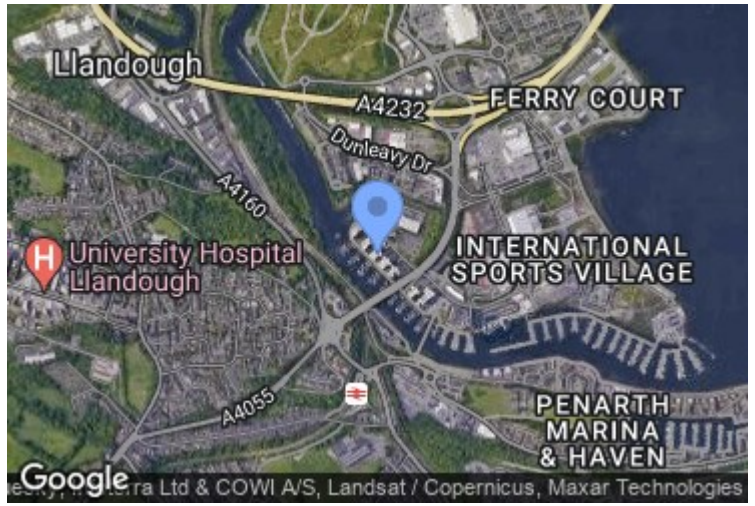
Cardiff Bay's transformation is most evident in its lively Mermaid Quay, which boasts an array of bars, restaurants, and shops, catering to every taste from Italian brasseries to local coffee houses. The presence of the impressive Wales Millennium Centre adds a cultural heartbeat to the area, offering 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.





Tenth Floor



Total area: approx. 72.8 sq. metres (783.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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
84	86

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ 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 firms employment has the authority to make or give any representation or warranty in respect of the property.