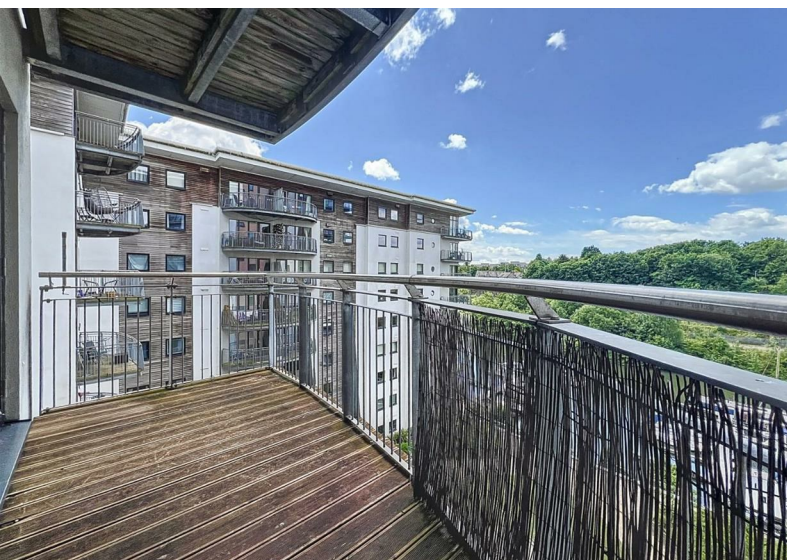




140 Roma Victoria Wharf, Cardiff Bay, CF11 0SH

Offers In Excess Of £150,000

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Embrace Waterfront Elegance at Roma, Victoria Wharf

Nestled in the heart of Cardiff Bay, the Roma at Victoria Wharf development offers an unparalleled living experience for those who demand luxury, convenience, and beauty in equal measure. With its striking 8th-floor, 2-bedroom apartment now available, you're presented with an exclusive opportunity to claim a slice of this desirable lifestyle, all with no onward chain for a seamless transition to your new home.

A View to Inspire

Waking up in this apartment is a daily invitation to be inspired. The master bedroom, complete with an en-suite, offers not just comfort but picturesque water views that capture the essence of Cardiff Bay's vibrant yet tranquil surroundings. The additional double bedroom provides ample space for guests or can be transformed into a home office, reflecting the needs of contemporary living.

Designed for Living

The heart of the home lies in its modern kitchen, where integrated top-of-the-range appliances blend seamlessly into a design that's both functional and stylish, perfect for intimate dinners or entertaining guests. The open-plan lounge/diner extends into this culinary haven, framed by large windows that not only bathe the space in natural light but also offer panoramic views of the water, accessible via your private balcony. Here, the world outside becomes a backdrop to your everyday moments.

Exclusive Amenities

Living at Roma, Victoria Wharf, means having access to amenities that enhance your lifestyle. The development boasts secure undercroft parking, ensuring peace of mind for vehicle owners. The 24-hour on-site concierge service offers not just security but convenience, assisting with deliveries and providing information about the local area.

The communal gardens, with their seating areas, offer a serene retreat from the urban excitement of Cardiff Bay, inviting residents to relax and enjoy the beautifully landscaped surroundings.

A Community and a Lifestyle

Beyond the gates of this private development, Cardiff Bay awaits. Known for its vibrant atmosphere, the area offers an array of dining, entertainment, and shopping options. Whether it's a leisurely walk along the waterfront, exploring the local cuisine, or enjoying the various cultural events, living here means you're at the heart of it all.

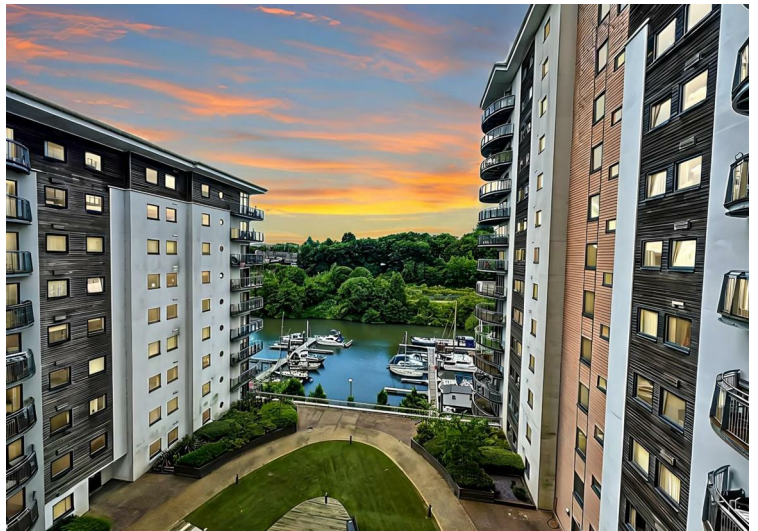
Tenure

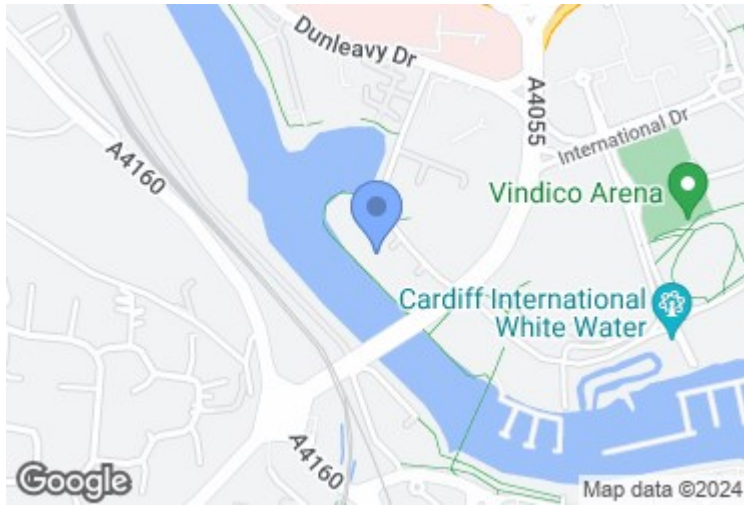
With a leasehold of 106 years, this apartment is not just a home but a long-term investment in a lifestyle that continues to attract attention from across the region and beyond. The commitment by Taylor Wimpey to resolve cladding issues at no cost to leaseholders adds an extra layer of assurance for prospective buyers. £150.00 Per Annum Ground Rent. Service Charge is £3,873.54 Per Annum, to including water rates and buildings insurance.

Discover Your Dream Home

We invite you to experience the elegance, the comfort, and the vibrant lifestyle offered by this exceptional property. Early viewing is highly recommended to fully appreciate what makes this 8th-floor apartment not just a living space but a dream home waiting for you. With mortgage advice available upon request, taking the first step towards your new life could not be easier.

For those ready to embrace the waterfront elegance offered by Roma, Victoria Wharf, the journey begins now. Explore the possibilities, imagine the lifestyle, and make your dream home a reality.





Eight Floor

Approx. 72.3 sq. metres (778.2 sq. feet)



Total area: approx. 72.3 sq. metres (778.2 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 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 nor guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
75	85

Environmental Impact (CO ₂) Rating	
Current	Potential

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.

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