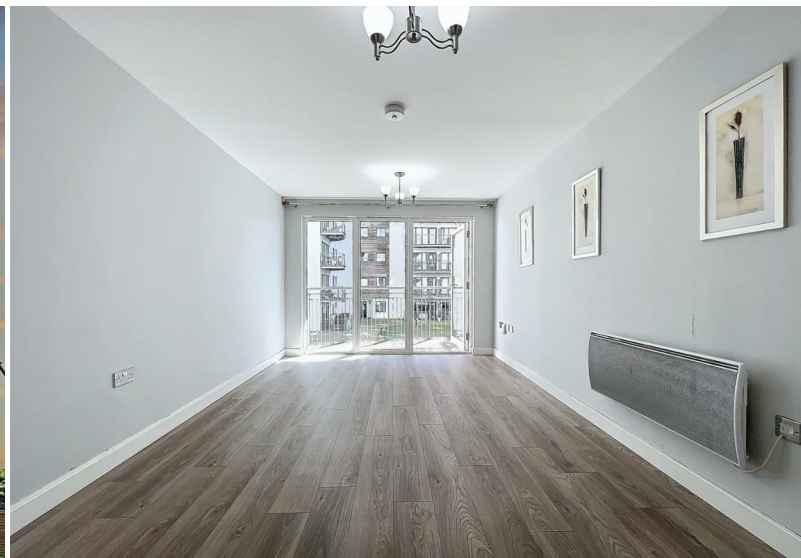
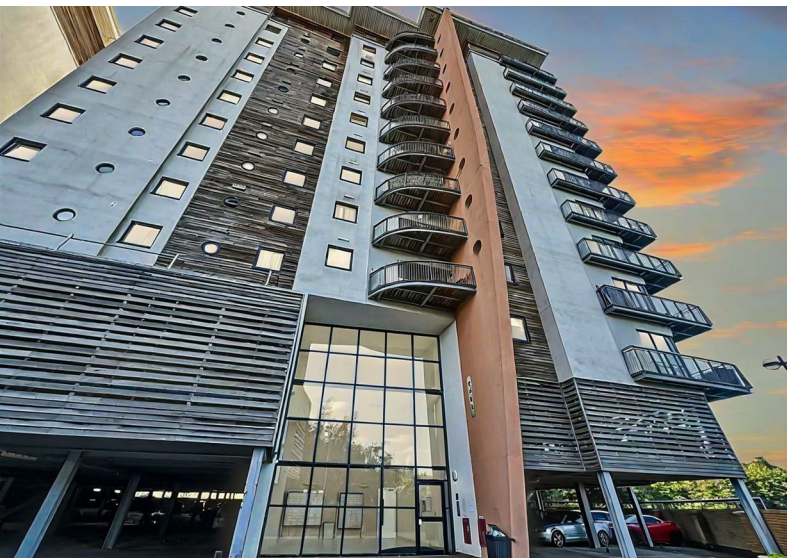




Roma, Victoria Wharf, Watkiss Way, Cardiff Bay

£135,000

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Roma, Victoria Wharf, Watkiss Way, Cardiff Bay

Price £135,000



A Hidden Gem in Cardiff Bay

This charming 1-bedroom apartment, located on the third floor of the popular Victoria Wharf development, offers modern living in a serene, gated community. With garden views from its private balcony, secure parking, and a prime location in Cardiff Bay, this property represents an outstanding opportunity for first-time buyers or investors alike.

Open Plan Living and Garden Views

Upon entering, you'll find a well-designed open plan living space that maximises both functionality and comfort. The spacious living room flows seamlessly into the dining area and kitchen, creating a versatile area perfect for entertaining or relaxing. Large windows allow natural light to fill the room, enhancing the bright, welcoming atmosphere.

Step out onto the private balcony to enjoy peaceful views of the well-maintained communal gardens. While the apartment doesn't directly overlook the water, you can catch glimpses of the bay, adding to the sense of tranquillity. This outdoor space is ideal for a morning coffee or a quiet evening after a busy day.

Contemporary Kitchen for Modern Living

The kitchen is both stylish and practical, featuring high-quality appliances and sleek cabinetry. It has been thoughtfully designed to cater to modern living, offering ample counter space and a clean, minimalist aesthetic. The open layout means you can prepare meals while staying connected with guests in the living and dining area.

Double Bedroom with Ample Storage

The double bedroom is generously sized, offering a peaceful retreat at the end of the day. Fitted with a built-in wardrobe, it provides ample storage space, helping to keep the room clutter-free. The neutral décor allows you to easily personalise the space to suit your style.

Sleek and Modern Bathroom

The bathroom continues the apartment's contemporary theme, featuring a modern, wall-mounted shower and elegant fixtures. Designed for convenience, it perfectly complements the apartment's overall aesthetic of modern comfort.

Secure Parking and 24-Hour Concierge

One of the key advantages of this property is its secure, allocated parking space. The development also provides ample visitor bays, ensuring parking is never an issue for guests. Residents benefit from the convenience of a 24-hour concierge service, offering peace of mind and added security. Whether it's receiving deliveries or assisting with day-to-day queries, the concierge is always on hand to help.

Gated Community for Privacy and Safety

Victoria Wharf is a secure, gated development that provides a heightened sense of safety and privacy for its residents. The well-maintained communal areas and gardens create a peaceful environment, making it an ideal place to call home. The gated entry adds an extra layer of security, ensuring residents can enjoy a relaxed and quiet lifestyle.

Prime Location in Cardiff Bay

Located in the heart of Cardiff Bay, this apartment offers the best of both worlds: peaceful garden views with all the convenience of city living nearby. Cardiff Bay is known for its vibrant cultural scene and wide array of dining, leisure, and retail options. Whether you're looking to take a leisurely stroll along the waterfront, enjoy a meal at one of the many restaurants in Mermaid Quay, or catch a show at the Wales Millennium Centre, you're never far from the action.

Additionally, the property offers easy access to Cardiff city centre, with excellent public transport links, including Cardiff Bay railway station, just a short walk away. For those who commute, this location is perfect for combining a tranquil home environment with convenient access to the city.

Ideal for First-Time Buyers or Investors

Whether you're looking to get on the property ladder or expand your investment portfolio, this apartment is an excellent choice. Its modern design, secure parking, and proximity to Cardiff Bay's amenities make it a highly desirable property. Current market rents between £900.00 - £1,000.00 per month, it represents a sound investment opportunity in one of Cardiff's most sought-after locations.

Additional Property Information

This apartment is being sold with no chain and has 106 years remaining on its lease, providing security for long-term investment. The ground rent is £100 per annum, while the service charge is approximately £3,600 per annum, which covers building insurance and water rates. Council Tax is Band D.

Life in Cardiff Bay

Cardiff Bay, once the heart of the city's industrial activity, has undergone significant regeneration, becoming one of the most desirable areas to live in South Wales. The Bay offers a vibrant mix of modern living spaces, cultural landmarks, and leisure facilities, making it a prime location for young professionals, couples, and investors alike.

The centrepiece of the area is Mermaid Quay, a bustling waterfront destination known for its excellent restaurants, bars, and cafés. Whether you're looking for a casual bite to eat or a sophisticated dining experience, you'll find it all here. The nearby Wales Millennium Centre is a cultural hub, hosting a variety of performances, from musicals to opera, adding to the lively atmosphere of the area.

For those who enjoy outdoor activities, the Bay offers plenty of

opportunities to explore. The scenic Barrage walkway connects Cardiff Bay with Penarth, offering stunning views of the Bristol Channel. The area is also home to the International Sports Village, with facilities such as a swimming pool, white-water rafting centre, and ice rink.

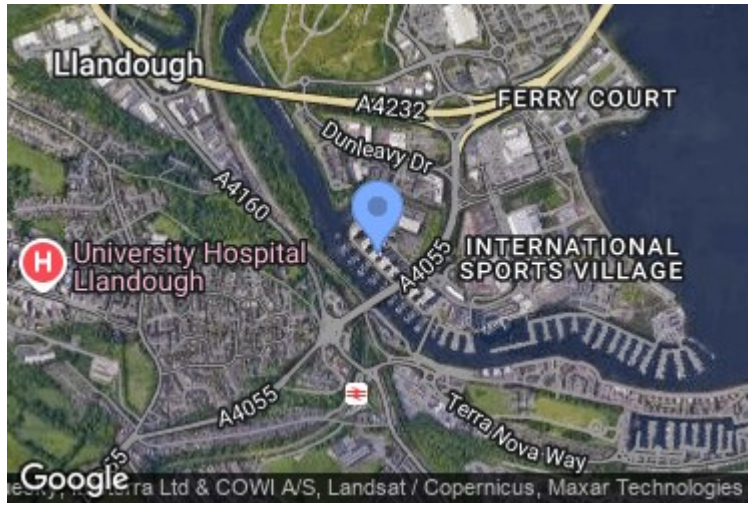
A Bright Future for Cardiff Bay

As Cardiff Bay continues to develop, the area is set to grow even further, with exciting new projects on the horizon. Plans for an indoor ski slope and the expansion of the International Sports Village promise to bring even more amenities and attractions to the area, making it an even more desirable place to live and invest.

Council Tax

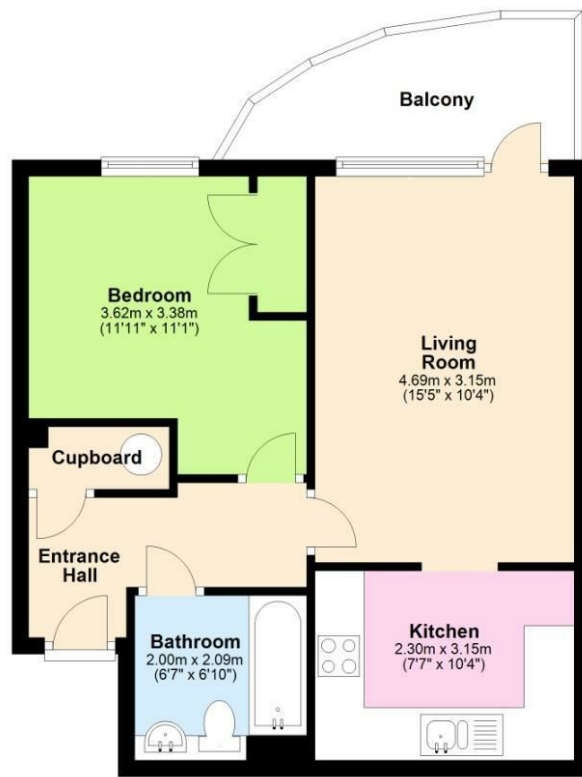
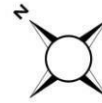
Band D.





Third Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



Total area: approx. 45.1 sq. metres (485.3 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 no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
67	80

Environmental Impact (CO ₂) Rating	
Current	Potential

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