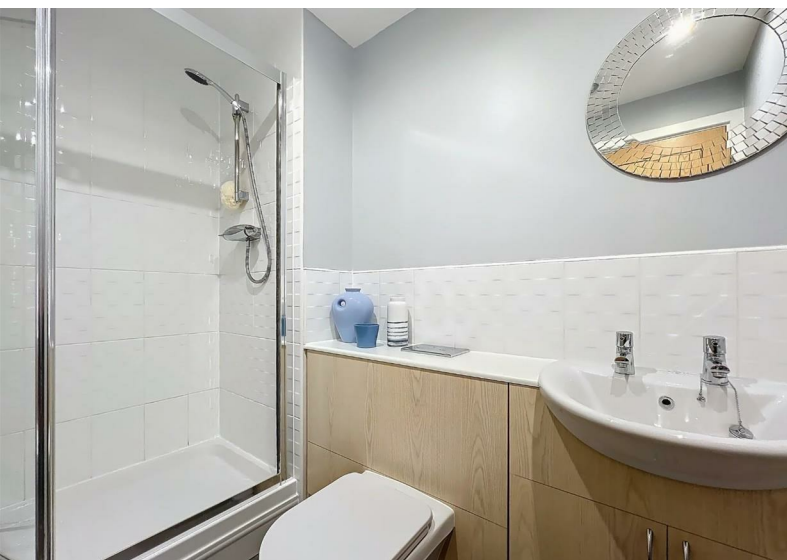




**Picton, Victoria Wharf, Watkiss Way, Cardiff, CF11 0SG**

**£165,000**





# Picton, Victoria Wharf, Watkiss Way, Cardiff, CF11 0SG

## £165,000



### Luxury Waterfront Living at Picton, Victoria Wharf

This stunning 4th-floor apartment is located in the prestigious Victoria Wharf development in Cardiff Bay, offering an unrivalled waterfront lifestyle. Ideal for professionals or those seeking a serene yet dynamic environment, this property balances modern design with exceptional convenience.

### Modern Design & Spacious Living

Upon entering the apartment, you're welcomed into an elegant entrance hall with solid oak doors, setting the tone for the sophisticated living space within. The open-plan living and dining area is filled with natural light, creating a bright and airy atmosphere. The contemporary décor is both stylish and functional, ideal for anyone who values modern design.

The living space is perfect for entertaining or relaxing, with plenty of room for a large sofa, dining table, and media setup. The seamless integration of the lounge and dining areas allows for flexibility in layout, making it easy to personalise your space.

### Gourmet Kitchen for Culinary Enthusiasts

For those who love to cook, the gourmet kitchen is a standout feature. Equipped with granite-effect worktops, tiled backsplash with strip lighting, and high-end appliances, including a recently replaced dishwasher and washing machine, this kitchen offers both style and practicality. Whether preparing meals for yourself or hosting a dinner party, the space is designed to make cooking a pleasure.

### Tranquil Master Suite

The master bedroom is a sanctuary of relaxation, featuring plush quality wool mix carpet, ample built-in storage, and a luxurious en-suite shower room. The en-suite is elegantly finished with modern fixtures, providing the perfect place to unwind after a long day. This private retreat ensures both comfort and convenience, with a focus on high-quality finishes.

### Versatile Second Bedroom

The second bedroom offers flexibility and can be used as a guest room or transformed into a functional home office. Its design makes it adaptable to your needs, whether you're

working from home or hosting visitors. The room continues the apartment's theme of clean lines and contemporary elegance, making it a valuable addition to the home.

### Private Balcony with Garden Views

One of the apartment's standout features is its private balcony, offering stunning views of the communal raised garden area. The outdoor space is perfect for enjoying a morning coffee or unwinding in the evening, capturing the peaceful essence of Cardiff Bay living. The views provide a sense of serenity while still being connected to the vibrant life of the area.

### Premium Amenities for Convenience

Living at Victoria Wharf means access to a range of premium amenities, including a 24/7 concierge service and secure, gated parking. The apartment comes with an allocated, numbered undercroft parking space, along with a visitor parking pass for your guests. The concierge is always on hand to assist with deliveries, security, and other needs, adding an extra layer of convenience and peace of mind. Residents also benefit from secure intercom entry and lift access to all floors, making day-to-day life easier.

### Prime Location in Cardiff Bay

Victoria Wharf's location is one of its greatest assets. Situated in Cardiff Bay, the apartment is just a short drive from the M4 and Cardiff city centre, making it ideal for commuters and those who enjoy the city's vibrant energy. The nearby Cogan train station also provides easy access to public transport.

Cardiff Bay itself is a thriving area filled with cultural, dining, and entertainment options. Whether you're exploring the shops and restaurants at Mermaid Quay, attending performances at the Wales Millennium Centre, or enjoying a stroll along the waterfront, there's always something to do. The Bay's dynamic atmosphere makes it a desirable location for young professionals and families alike.

### Active Lifestyle & Leisure

For those who enjoy an active lifestyle, the nearby International Sports Village offers a wealth of activities, from ice skating to swimming and gym facilities. Cardiff Bay's waterside setting is

also perfect for outdoor enthusiasts, with numerous walking and cycling paths to explore.

### **A Thriving Community**

The local community around Victoria Wharf is lively and diverse, offering a variety of amenities and leisure options. From local cafés and bars to parks and sports facilities, the area provides everything you need for a well-rounded lifestyle. Cardiff Bay is known for its mix of modern enterprise and historical charm, making it a unique place to live.

### **Tenure Information**

The service charge for this apartment is £3,802.20 per annum, which includes building insurance and water rates, ensuring residents enjoy a worry-free experience. The lease commenced on 24th June 2005, and the ground rent is £150.00 per annum, making this an attractive option for buyers seeking a long-term investment in a vibrant community.

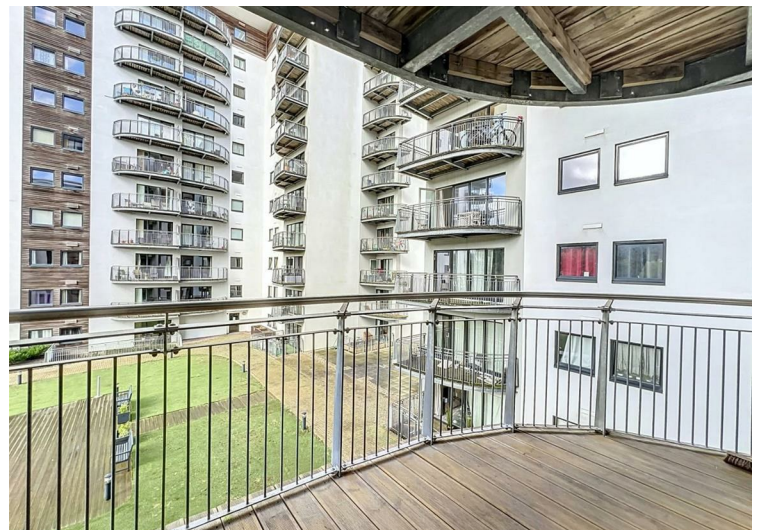
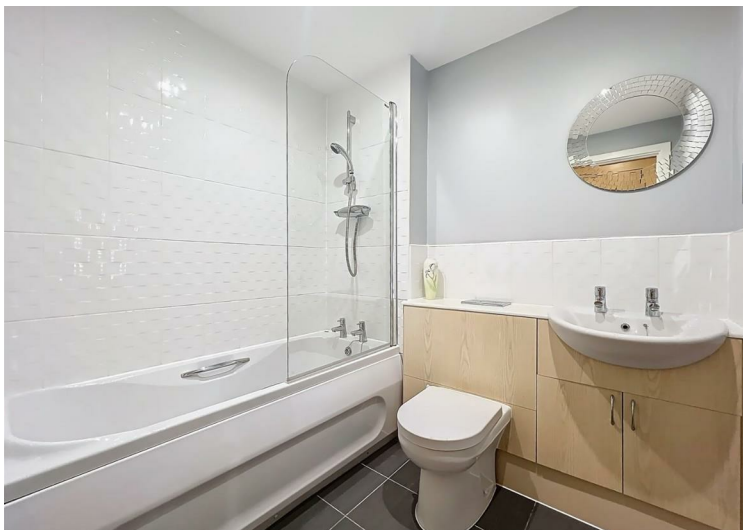
### **The Perfect Balance of Tranquillity and Convenience**

Living at Picton, Victoria Wharf offers the best of both worlds: the tranquillity of waterfront living with the convenience of being close to the city centre. Whether you're looking for a peaceful home to retreat to after a busy day or a vibrant community full of activities and social opportunities, this apartment has it all.

If you're searching for a home that combines style, convenience, and an unbeatable location, this apartment at Victoria Wharf is the perfect choice. Book your viewing today and step into the lifestyle you've been dreaming of.

### **Council Tax**

Band E.







Fourth Floor



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
68	82

Environmental Impact (CO <sub>2</sub> ) 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 firms employment has the authority to make or give any representation or warranty in respect of the property.