



**752 Alexandria Victoria Wharf, Watkiss Way, Cardiff, CF11 0SF**  
**Offers In Excess Of £170,000**

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# 752 Alexandria Victoria Wharf, Watkiss Way, Cardiff, CF11 0SF

## Offers In Excess Of £170,000



### Modern Waterfront Living in Victoria Wharf

Welcome to Alexandria, Victoria Wharf, a prestigious private gated development in the heart of Cardiff Bay. This stylish two-bedroom apartment, located on the 2nd floor, offers a perfect blend of modern comfort, convenience, and breathtaking water views. Whether you're a first-time buyer, an investor, or looking for a stunning new home, this property ticks all the boxes.

### Unrivalled Water Views & Private Balcony

One of the standout features of this apartment is the private balcony offering spectacular water views. Start your mornings with a peaceful coffee overlooking the tranquil waters and end your day watching the sunset over Cardiff Bay. This outdoor space is perfect for unwinding or entertaining guests.

### Spacious & Stylish Living Area

The well-designed open-plan living space is bright and airy, thanks to floor-to-ceiling windows that flood the room with natural light. The wood flooring throughout adds warmth and sophistication, creating an inviting atmosphere.

### Modern Kitchen with Integrated Appliances

The sleek fitted kitchen is fully equipped with integral appliances, including a dishwasher and washer/dryer, making everyday life convenient. Whether you're cooking a quick meal or hosting a dinner, this kitchen is stylish and functional.

### Master En-Suite & Second Double Bedroom

The master bedroom is a generous size and benefits from a private en-suite shower room. The second bedroom is also a spacious double, making it ideal for guests, a home office, or additional family members. Both rooms feature built-in storage, keeping everything neatly tucked away.

### Contemporary Bathrooms

In addition to the en-suite, the apartment includes a modern main bathroom, featuring a full-size bath, sleek tiling, and contemporary fittings.

### Secure & Convenient Lifestyle

Living in Victoria Wharf means enjoying a range of exclusive amenities designed for comfort and security:

- 24-Hour Concierge – Assistance, security, and peace of mind at all hours.
- Allocated Gated Parking & Visitor Parking – Secure, designated space for your vehicle.
- Lift Access to All Floors – Easy accessibility for all residents.

### Prime Cardiff Bay Location

Victoria Wharf is a highly sought-after gated complex, positioned perfectly to enjoy all that Cardiff Bay has to offer. Whether it's a stroll along the waterfront, dining at top restaurants, or exploring the local cultural scene, everything is just minutes away. Excellent transport links connect you effortlessly to Cardiff City Centre and beyond.

### Council Tax

Band F

### Tenure

We have been advised that the property is LEASEHOLD with 105 Years Approx remaining on the lease. Ground Rent is £150.00 P/A. Service Charge TBC, includes Water Rates and Buildings Insurance.

### Please Note

All buyers are required to complete a digital Anti-Money Laundering (AML) check via MoveButler as part of the legal compliance process. This is a mandatory requirement, and a £20 fee per person is payable directly to MoveButler. The purchase cannot proceed without successful completion of this check.

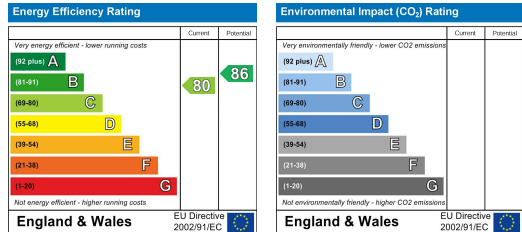






Total area: approx. 74.0 sq. metres (796.6 sq. feet)

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.  
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