



62 Beatrix Victoria Wharf Watkiss Way, Cardiff
£160,000

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Cardiff, Cardiff

Modern TWO BEDROOM apartment in sought-after Victoria Wharf, Cardiff Bay. Features EN-SUITE, BALCONY with afternoon sun, ALLOCATED PARKING, and 24-HOUR CONCIERGE. Excellent TRANSPORT LINKS, landscaped communal gardens, and easy access to Mermaid Quay, shops, and leisure facilities.

Council Tax band: E

EPC Energy Efficiency Rating: C

- Two-bedroom first-floor apartment in Victoria Wharf
- Private balcony with a north-westerly aspect for afternoon sun
- Spacious open-plan living and dining area with floor-to-ceiling windows
- Modern fitted kitchen with integrated appliances and circular feature window
- Master bedroom with built-in storage and en-suite shower room
- Stylish family bathroom with bath and overhead shower
- Secure allocated parking within gated development plus visitor spaces
- Currently tenanted at £995pcm, with scope to increase
- 24-hour concierge service and secure key fob entry
- Prime Cardiff Bay location near schools, shops, dining, and excellent transport links





A Practical & Well-Located Cardiff Bay Apartment –
 Welcome to 62 Beatrix, a well presented two-bedroom first-floor apartment set within the highly sought-after Victoria Wharf development in Cardiff Bay. This stylish apartment combines contemporary design, functional living spaces, and a location that places everything Cardiff has to offer right on your doorstep. Whether you're a professional, a small family, or an investor seeking a prime opportunity, this property delivers on both lifestyle and convenience. The property is currently **tenanted at £995pcm**, presenting an immediate rental income stream with potential for uplift to £1,200–£1,300 in line with local market values.

Tenant in Situ – A Strong Investment Opportunity – This apartment comes with tenants in place on a rolling periodic contract, making it a ready-made investment. For landlords, this offers the dual benefit of uninterrupted rental income and scope to increase yields through future rent adjustments. Cardiff Bay remains one of the strongest rental markets in the city, with steady demand from professionals, young families, and international tenants drawn by its waterfront location and proximity to the city centre.

Light and Spacious Interior – Step inside and you are greeted by a light-filled interior, enhanced by neutral décor and elegant light wood-effect flooring throughout. The open-plan design maximises space, while floor-to-ceiling windows invite natural light into the main living area. The result is a welcoming and versatile environment that's perfect for entertaining, relaxing, or working from home.

Contemporary Open-Plan Living Area – The heart of the home is the spacious open-plan living and dining area, seamlessly connected to the modern kitchen. With its north-westerly aspect, the space is bright and airy during the day and enjoys warm evening light, creating a perfect setting for hosting friends or unwinding after a long day.



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Modern Kitchen with Character - The kitchen is both stylish and practical, fitted with light grey cabinets, dark speckled worktops, and a stainless-steel sink. A unique circular port window above the sink not only adds architectural charm but also brings in additional natural light.

For everyday convenience, the kitchen comes complete with integrated appliances, including an oven, hob and overhead extractor unit. There is ample storage and preparation space, making it ideal for both quick meals and more ambitious cooking.

Bedrooms and Bathrooms - The apartment offers two well-proportioned bedrooms, designed with both comfort and practicality in mind. A generous double bedroom with built-in storage and the luxury of a private en-suite shower room. Finished with sleek white tiling and a modern vanity unit, the en-suite provides a stylish and functional space to start or end your day. Another well-sized double, perfect as a guest room, children's bedroom, or home office. Its flexible layout makes it adaptable to suit your lifestyle. A second bathroom completes the accommodation, fitted with a bathtub, glass shower screen, semi-recessed sink, and modern cabinetry.

Tenure - We have been advised by the vendors that the property is **leasehold**, with approximately **104 years remaining**. The ground rent is **£150.00 per annum**, and the service charge is **£3,916.00 per annum**, which includes both water rates and building insurance.





First Floor

Approx. 70.8 sq. metres (762.2 sq. feet)



Total area: approx. 70.8 sq. metres (762.2 sq. feet)



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