



Guide Price £280,000 Alexandria, Victoria Wharf, Watkiss Way, Cardiff CF11 0SF



- Penthouse Apartment
- Three Double Bedrooms
- Furniture can be Included Within Sale
- Large Balcony with Water Views
- Allocated Parking
- Proven Rental Income of circa £1800 pcm



Two additional inviting bedrooms await your exploration. Bedroom Two is filled with light from its double-glazed window, offering a fitted storage cupboard, cozy fitted carpet, and radiator—ideal for guests or family. Bedroom Three features similar comforts, ensuring a welcoming and comfortable atmosphere.

offers stunning interiors but also a lifestyle enriched by proximity to the vibrant Cardiff Bay, where you can enjoy waterfront dining, shopping, and leisure activities. The breathtaking panoramic views create a serene backdrop for everyday life, turning each moment into a picturesque experience.

Further Details

Annual Service Charge - £5,376.00

Annual Ground Rent - £150.00

Years Remaining on Lease - 983

The main bathroom continues the theme of modern elegance, showcasing a chic three-piece suite that includes a refreshing panel bath with an overhead shower attachment, a stylish vanity wash basin, and a low-level WC. With partial tiling, a heated towel rail, and ceiling spotlights, this bathroom is both functional and visually appealing.

This penthouse not only



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Welcome to this exquisite penthouse, where modern elegance seamlessly blends with practicality. As you step inside, you're greeted by a spacious hallway featuring two fitted storage cupboards, ensuring convenience from the moment you arrive.

The bright and airy lounge is a standout feature of this home, flooded with natural light through expansive full-length windows and sliding doors that open to a charming terrace. Here, you can indulge in breathtaking panoramic views over Cardiff Bay—perfect for entertaining friends or enjoying tranquil moments with a morning coffee. The lounge offers generous space for various furniture arrangements, accented by a plush fitted carpet and a radiator, creating a warm and inviting atmosphere.

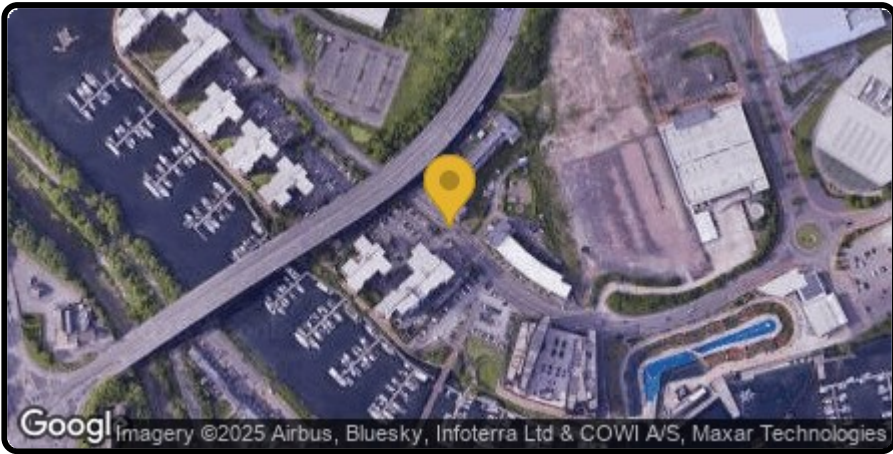
The stylish kitchen is both functional and aesthetically pleasing, equipped with sleek wall and base units and elegant worktops that provide ample storage and workspace. Enjoy modern conveniences with integrated appliances, a stainless steel mixer tap sink, and a concealed extractor hood above the four-ring hob. The tiled splashback and flooring enhance the kitchen's appeal, while a double-glazed window allows natural light to fill the room, creating an inviting environment for culinary adventures.

Retreat to the serene Bedroom One, where a delightful double-glazed window invites plenty of sunlight. This well-appointed room includes a fitted storage cupboard for effortless organization, a cozy fitted carpet, and a radiator for year-round comfort. The luxurious en-suite bathroom features a contemporary three-piece suite with a walk-in shower enclosure, a stylish vanity wash basin, and a low-level WC. Thoughtful details like partial tiling and recessed ceiling spotlights elevate the space, providing a spa-like retreat.

The development offers concierge along with secure gated access. There is one allocated parking space and one visitor permit provided.

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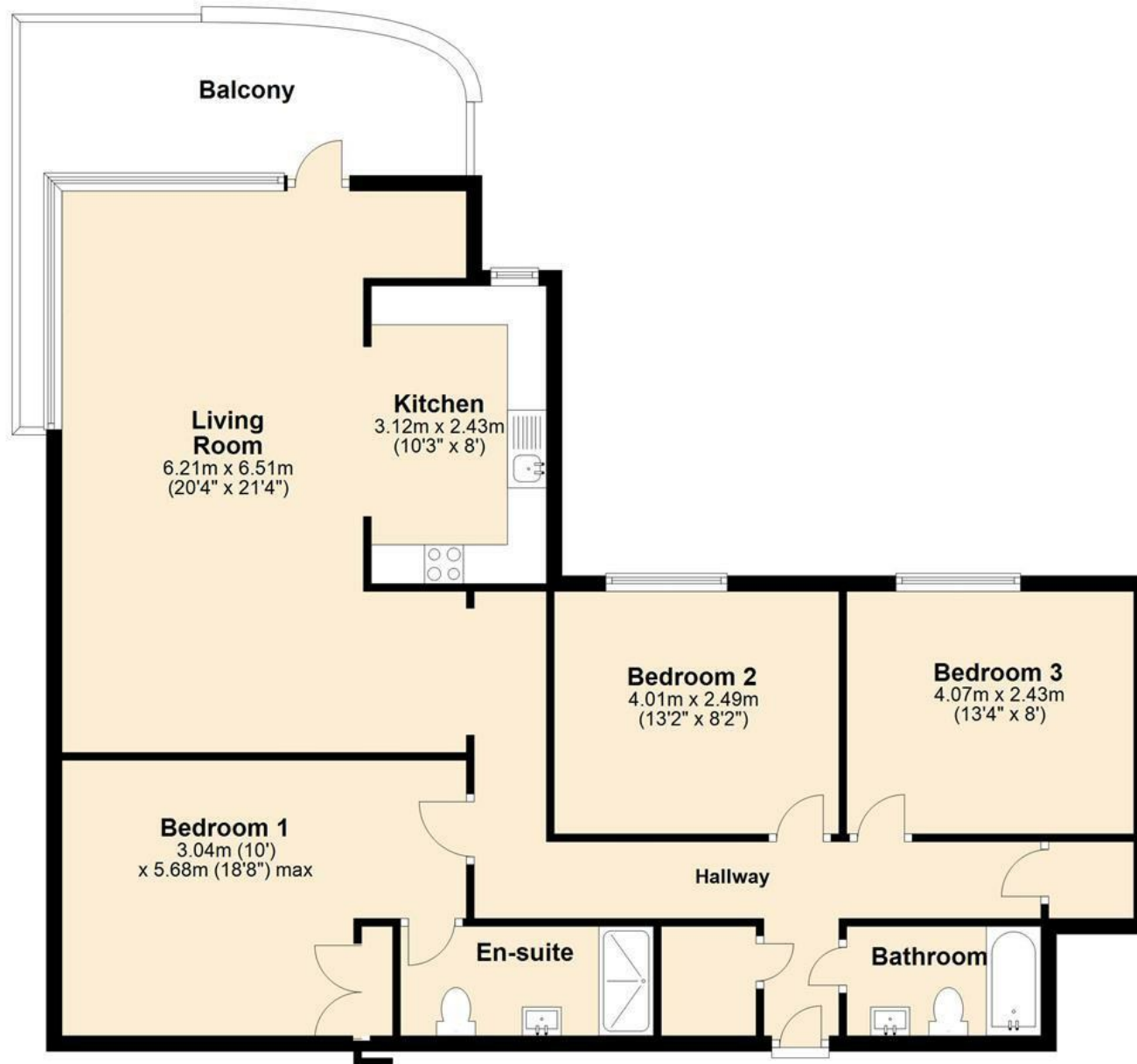


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Top Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

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