



222 Picton Watkiss Way

Cardiff CF11 0SG

£1,150 Per Calendar Month

HARRIS & BIRT



Available now, this larger-than-average two-bedroom, two-bathroom apartment is situated on the fifth floor of Picton Victoria Wharf, Cardiff Bay. The property comprises a spacious living area, fitted kitchen, two bedrooms and two bathrooms, with the added benefit of a balcony overlooking the river. The apartment is conveniently located for Cardiff Bay's local amenities, restaurants, leisure facilities and transport links to Cardiff city centre.

The property is available at £1,150 per calendar month, with a deposit of £1,250. Council Tax Band E. EPC Rating D.

External

Entered via private secure entrance into ground floor lobby. Lift to fifth floor

Hallway

Long Hallway throughout the flat. Cupboard housing hot water and heating boiler.

Bedroom one

En suite bedroom. Larger than average double bedroom with bed included. Built in double wardrobe and two bedside tables. En suite includes two piece suite with under sink storage.

Bathroom

Spacious three piece suite with towel rack and under sink storage.

Bedroom two

Spacious double bedroom with bed included. Built in wardrobe and two bedside cabinets.

Lounge

Larger than average living space. Glass TV cabinet. Outside Balcony with river and trainline views.

Kitchen

Modern fitted kitchen with washing machine, dishwasher and fridge freezer. Plenty of cupboard space.



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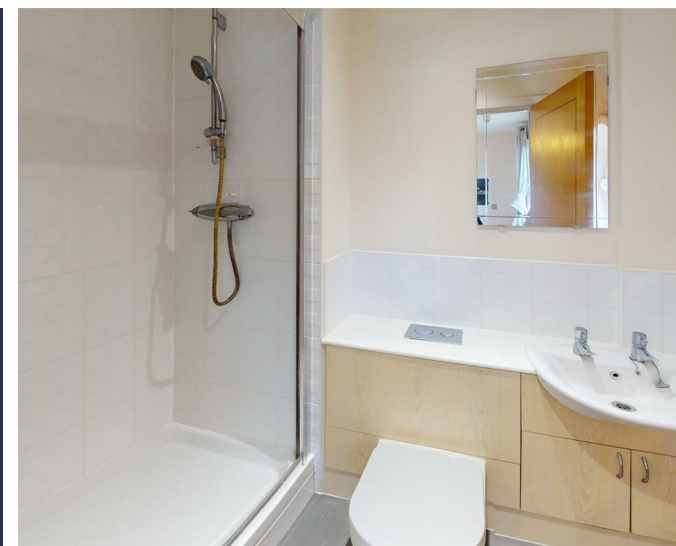




FLOOR PLAN

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GROSS INTERNAL AREA
FLOOR PLAN 828 sq.ft.
TOTAL : 828 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

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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	

