





## 775 Alexandria

Victoria Wharf, Cardiff

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SPACIOUS 7TH FLOOR APARTMENT
- PANORAMIC BALCONY VIEWS
- 3 DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- FLEXIBLE OPEN PLAN LIVING AREA
- ELECTRIC HEATING; SECURE GATED COMPLEX
- 24 HOUR CONCIERGE
- SOUGHT AFTER ALEXANDRIA BLOCK
- EPC RATING OF D68; NO CHAIN





### Communal Entrance

Secure communal entrance with lift or staircase providing access to all floors. The select hallway on level 7 serves just 4 apartments with their own waste and recycling room.

### Private Hall

Secure door with integral door viewer. 'L' shaped hall providing access to all bedrooms, main bathroom and living area. Linen cupboard with shelving and hot water cylinder.

### Open Plan Lounge/Diner

23' 4" x 15' 5" (7.12m x 4.71m)

Sociable space with large glass windows and door opening onto the wrap-around balcony with stunning river views and as far as the eye can see. Access to kitchen.

### Kitchen

10' 6" x 7' 8" (3.21m x 2.33m)

Window with river views. Replaced in recent years with very little use since. NEFF appliances include an oven, induction hob, fridge/freezer, microwave slim-line dishwasher and washing machine. Beautiful seamless Corian work surfaces, bowl and upstands. Timber effect flooring.

### Bedroom One

14' 3" x 12' 0" (4.34m x 3.67m)

Generous master bedroom with window offering river views. Door to en suite. Fitted wardrobes.

### En-Suite

Fully tiled double shower enclosure with thermostatic mixer shower. Vanity unit with tiled surround, basin, cupboards beneath and enclosed WC. Wall mirrors. Ladder style vertical towel radiator.

### Bedroom Two

13' 3" x 10' 6" (4.03m x 3.21m)

Window with river views. Fitted wardrobes.

### Bedroom Three

10' 7" x 8' 9" (3.23m x 2.66m)





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### **COMMUNAL GARDEN**

Communal waste and recycling area. Communal mail hall with allocated mailbox. Key fob provides access into the development and entry into the building. Pedestrian access gates to the river pathways with keypad entry. Secure cycle store. Concierge office.

### **SECURE GATED**

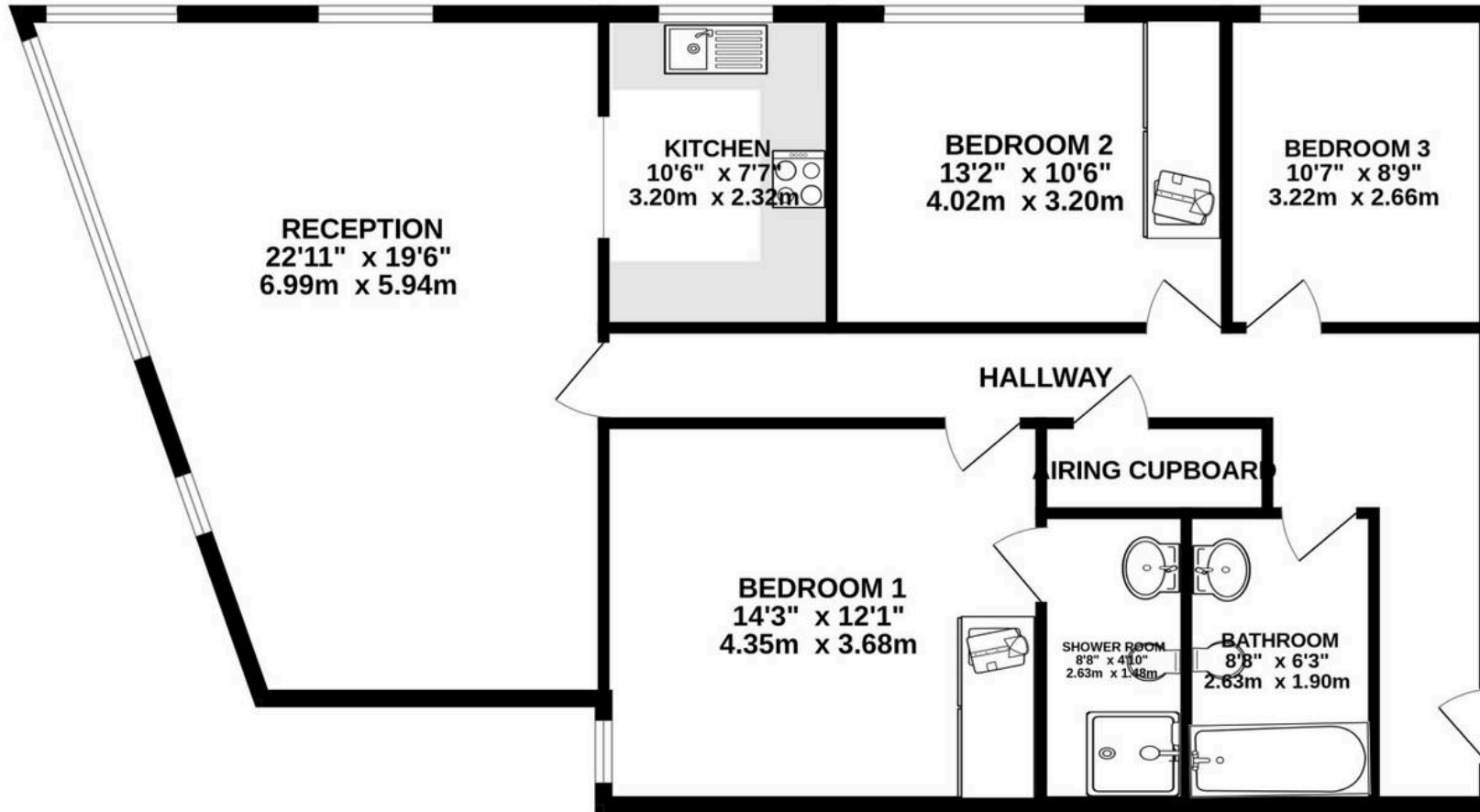
1 Parking Space

The development is secure with electric gates for vehicles and pedestrians. Allocated undercroft parking (marked 775).





**GROUND FLOOR**  
1163 sq.ft. (108.0 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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