



**Picton, Watkiss Way, Cardiff, CF11 0SG**

## **Welcome to**

### **Picton, Watkiss Way, Cardiff**

A stylish 3 bedroom penthouse apartment in Victoria Wharf, featuring a balcony off the living room with stunning water views, spacious open-plan living, a modern kitchen, en suite to the principal bedroom, allocated parking and secure gated access - just moments from Cardiff Bay's vibrant waterfront

#### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

#### **Entrance Hall**

##### **Lounge / Diner**

27' 8" max x 18' 4" max ( 8.43m max x 5.59m max )  
Double glazed door and full height windows to balcony, laminate flooring, electric heater and alcove for dining table and chairs.

##### **Balcony**

Balcony accessed from lounge with water views

##### **Kitchen**

10' 6" x 7' 7" ( 3.20m x 2.31m )  
Wall and floor mounted kitchen units with work surface over and under unit lighting, single bowl and drainer sink unit with mixer tap over and mosaic tiled splash-back, built-in electric hob with stainless steel splash-back and cooker hood, eye-level electric oven and tiled floor.

##### **Bedroom 1**

15' 7" x 8' 10" ( 4.75m x 2.69m )  
Double glazed window and electric heater.

##### **Ensuite**

Double shower cubicle with mains fed shower, wash hand basin and wc with enclosed cistern set into a vanity unit with storage, electric towel rail, part tiled walls and tiled floor.

##### **Bedroom 2**

10' 11" x 10' 10" ( 3.33m x 3.30m )  
Double glazed window and electric heater.

##### **Bedroom 3**

12' 8" x 8' 6" ( 3.86m x 2.59m )  
Double glazed window and electric heater.

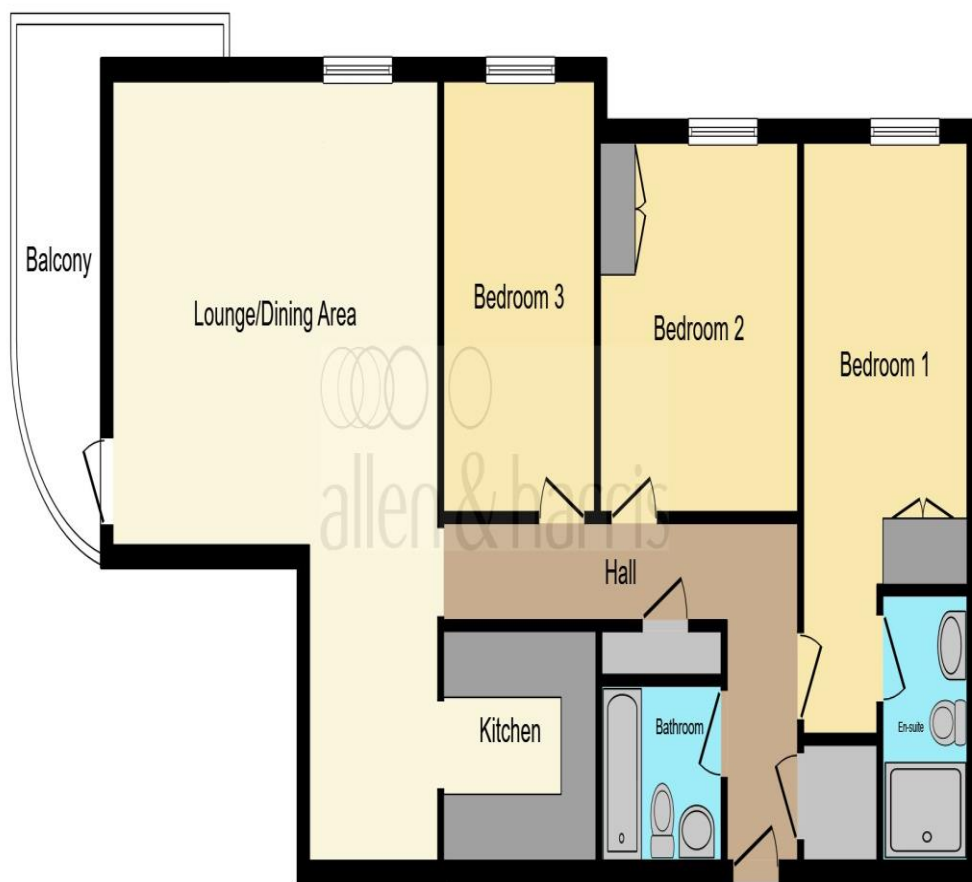
##### **Bathroom**

Panelled bath with mains fed shower, wash hand basin and wc with enclosed cistern set into a vanity unit with storage, electric towel rail, part tiled walls and tiled floor.

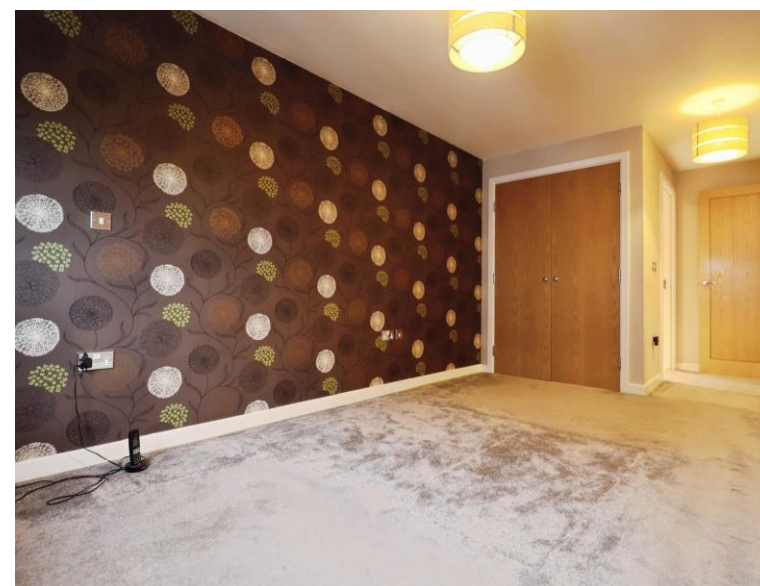
##### **Parking**

2 allocated parking spaces in the undercroft numbered with apartment number





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Welcome to

### Picton, Watkiss Way, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious open-plan living area leading to a balcony with beautiful water views offered with NO CHAIN
- Three bedrooms & two bathrooms

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: G Service Charge: 6708.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£250,000**

#### directions to this property:

The property can be found in the Victoria Wharf development in Cardiff Bay on Watkiss Way. Picton is the furthest block away from the fly over.



**view this property online** [allenandharris.co.uk/Property/PNR106746](https://allenandharris.co.uk/Property/PNR106746)



Property Ref:  
PNR106746 - 0003

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