



234 Picton Victoria Wharf, Watkiss Way, Cardiff, CF11 0SG

Price £165,000

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Description

We are pleased to offer for sale this stylish two double bedroom, 6th floor apartment situated in the highly sought after Development in Victoria Wharf, Cardiff Bay. The property comprises of entrance hall, open plan living room with south facing balcony, fitted kitchen, two double bedrooms, en-suite shower room to master and a family bathroom. The property further benefits from secure gated undercroft parking, 24 hour on-site concierge, lift access, double glazed windows, electric heating throughout and stunning water / marina views from every room. Conveniently located being adjacent to the International Sports Village and Retail Parks and within easy commute of Cardiff Bay and Cardiff City Centre. There are numerous transport links close by including Cogan Train Station, bus routes and the link road to M4. The apartment would be ideal for a young professional buyer looking for a water view or maybe for somebody looking to downsize to a more modern lifestyle. The property is being sold with No Chain.

Entrance Hall

Enter via solid wooden door, carpeted flooring, smooth walls, smooth ceiling, wall mounted electric heater, built in storage cupboard, doors leading to the open plan living room, both double bedrooms and the family bathroom.

Living Room

12'2" x 17'8" (3.71 x 5.38)

Enter via solid wooden door, carpeted flooring, smooth walls, smooth ceiling, two wall mounted electric heater, open access to the kitchen, white UPVC double glazed door leading to the balcony, white UPVC double glazed windows overlooking the communal courtyard with water views.

Balcony

Enter via white UPVC double glazed door, wooden decked flooring, metal railing surround, boasting fantastic views out over the water / marina and communal courtyard.

Kitchen

6'7" x 12'2" (2.01 x 3.71)

Open access from the lounge, kitchen comprising of a range of base, eye level and drawer units with complimentary square edge worktops, stainless steel one and a half bowl sink with

draining board, mixer tap and macerator, built in neff electric oven, ceramic hob and overhead extractor unit, integrated neff washer / dryer and dishwasher, space for upright fridge / freezer, under counter spot lights, ceramic tiled flooring, smooth walls with stainless steel splash backs, smooth ceiling with recess spotlights.

Bedroom One

9'0" x 13'1" max (2.74 x 3.99 (2.75 x 3.98) max)

Enter via solid wooden door, carpeted flooring, smooth walls, smooth ceiling, wall mounted electric heater, built in double wardrobe, door leading to en-suite shower room, white UPVC double glazed window overlooking the communal courtyard and water views.

En-Suite Shower Room

5'0" x 7'11" (1.52 x 2.41)

Enter via solid wooden door, en-suite shower room comprising of a white three piece suite consisting of low level water closet with hidden cistern, vanity wash basin with storage under and a walk-in double shower cubicle with wall mounted power shower, ceramic tiled flooring, smooth tiled walls, smooth ceiling with recess spotlights, wall mounted electric white towel rail heater.

Bedroom Two

8'0" x 12'5" max (2.44 x 3.78 max)

Enter via solid wooden door, carpeted flooring, smooth walls, smooth ceiling, wall mounted electric heater, built in double wardrobe with sliding wooden doors, white UPVC double glazed window overlooking the communal courtyard and water views.

Family Bathroom

6'4" x 6'10" (1.93 x 2.08 (1.92 x 2.09))

Enter via solid wooden door, bathroom comprising of a white three piece suite consisting of low level water closet with hidden cistern, vanity wash basin with storage under and panelled bath with wall mounted power shower and glass shower screen, ceramic tiled flooring, smooth walls with full height tiled walls around the bath, smooth ceiling with recess spotlights, wall mounted electric white towel rail heater.

Parking

The apartment comes with an allocated undercroft parking

space that is larger than average with extra depth and width, that can be accessed via secure gates with key fob access. There are multiple visitor parking spaces available.

Council Tax

Band E.

Tenure

We have been advised by the Vendor that the property is leasehold. The original term of the lease is 125 years from 2009. The ground rent is £150.00 Per Annum. The Service charge and maintenance is £3000 p.a. This includes Buildings Insurance and Water Rates. This property is mortgageable.

School Catchments

My Primary Catchment Area is
Grangetown Primary School (year 2018-19)
Grangetown Primary School (year 2019-20)
My Secondary Catchment Area is
Fitzalan High School (year 2019-20)
Fitzalan High School (year 2018-19)
My Welsh Primary Catchment Area is
Ysgol Gymraeg Pwll Coch (year 2018-19)
Ysgol Gymraeg Pwll Coch (year 2019-20)
My Welsh Secondary Catchment Area is
Ysgol Gyfun Gymraeg Glantaf (year 2018-19)
Ysgol Gyfun Gymraeg Glantaf (year 2019-20)

Please Note

While we endeavor to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the Office and we will be pleased to confirm the position for you. These particulars do not constitute part or all of an offer or contract. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit their purposes. Nothing in these particulars is indented to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether viewed or not), gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Land Transaction Tax: Buyers are advised to make their own inquires regarding land transaction tax legislation and applicable amount.





Sixth Floor



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

Energy Efficiency Rating	
Current	Potential
66	82

Environmental Impact (CO ₂) Rating	
Current	Potential
69	70

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.