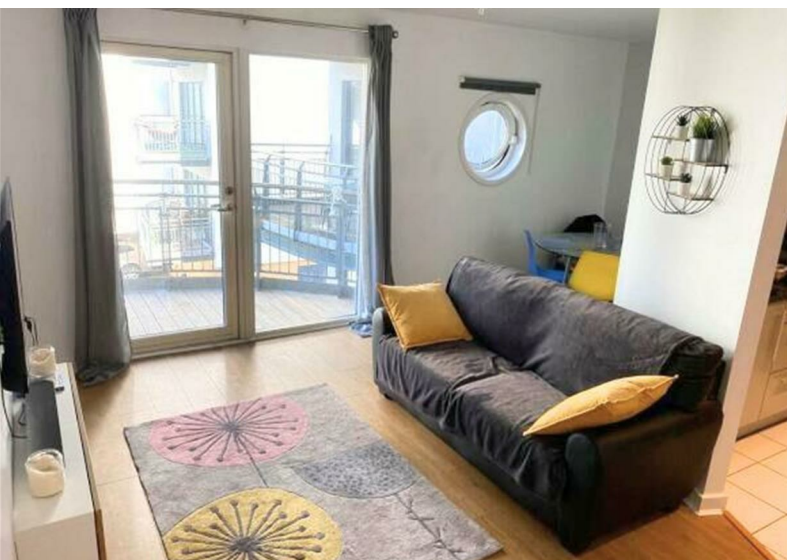




**510 Ravenswood Victoria Wharf, Watkiss Way, Cardiff, CF11 0SD**  
**Offers In Excess Of £130,000**

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# 510 Ravenswood Victoria Wharf, Watkiss Way, Cardiff, CF11 0SD Offers In Excess Of £130,000



## Description

Nestled in the heart of Cardiff Sports Village area, this second-floor apartment at Victoria Wharf's Ravenswood block offers a spacious one-bedroom layout with serene water views and modern amenities. With this apartment being also well located in the Cardiff area you can expect to find an abundance of shops, restaurants and all other amenities you would need within a short walk, this is a great starting apartment or investment opportunity. This vibrant waterfront district combines a mix of modernity, convenience, and scenic beauty, making it a sought-after location.

From an investment perspective, Victoria Wharf stands as a prime choice. Its strategic location and steady growth in infrastructure contribute to the increasing property values. The proximity to the city centre, combined with excellent transport links, ensures a steady stream of potential tenants, enhancing rental prospects for investors.

For first-time buyers, this development offers an ideal entry point into the property market. While being part of a thriving urban setting, the area exudes a sense of community, making it conducive for settling down.

## Entrance Hall

Entrance hall leading to all rooms, storage cupboard housing water tank, laminate flooring throughout.

## Living Room

8'11" x 17'5" m (2.74m x 5.31 m )

Large open living area with an opening into the kitchen, dining area with a doorway onto a balcony with water views. Laminate flooring.

## Kitchen

Matching range of base and eye level units with a four ring ceramic hob and an extractor overhead, washing machine, space for fridge freezer and a dishwasher.

## Double Bedroom

10'0" x 9'0" (3.05 x 2.75)

Built in wardrobes, window to the side water views and laminate flooring.

## Bathroom

10'11" x 4'0" (3.35 x 1.22)

Vanity unit with sink and toilet built in, bath with separate mounted shower, tiled flooring and a chrome heating towel rail.

## External Cladding

With regards to the cladding issues on this development we have a document from Taylor Wimpey that shows they anticipate works to begin in the winter of 2023 and will be of no cost to the leaseholders, we can share this document with you if you wish.

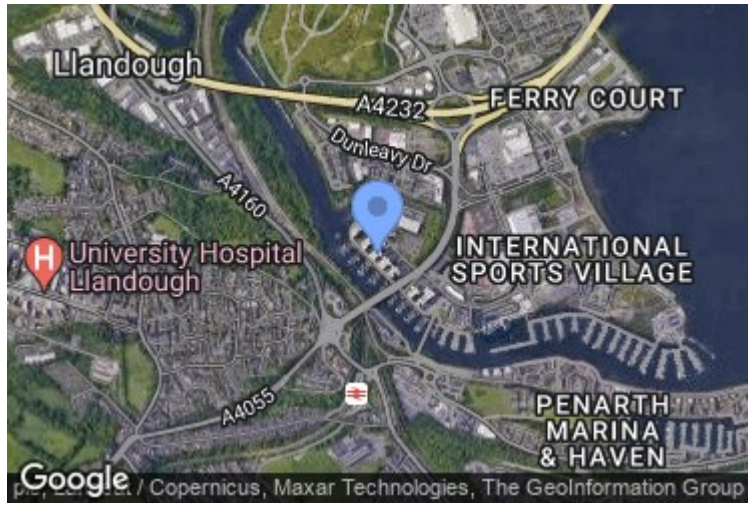
## Tenure

Mortgage now available. We have been advised by the Vendor that the property is LEASEHOLD with 108 years remaining on the lease. Ground rent is £100.00 Per Annum. Service Charge TBC. Service charge is under review. New management company is appointed and fees should lower in 2024

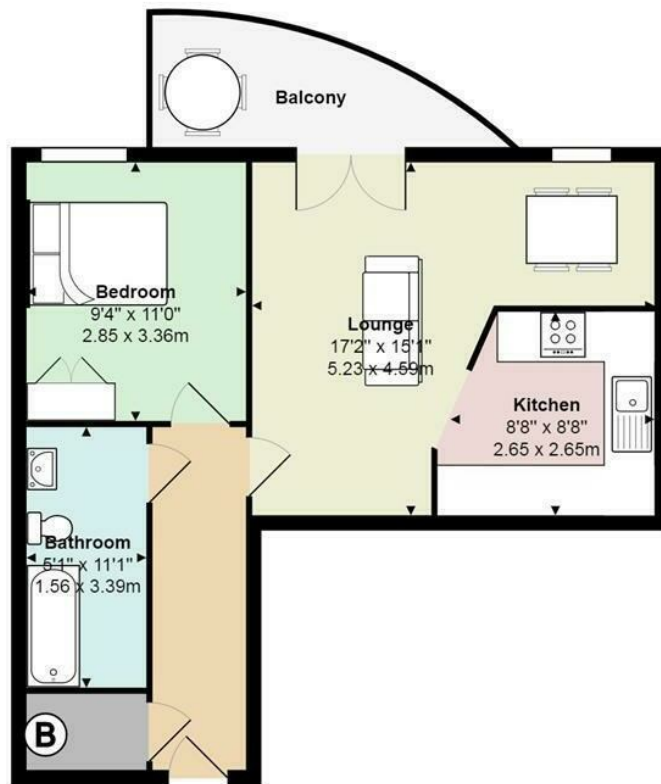
## Please Note

The vendor for this property is linked to Harry Harper Sales and Lettings.





## Ravenswood, Victoria Wharf



Total Area: 505 ft<sup>2</sup> ... 46.9 m<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	86		

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.