



**Ravenswood, Victoria Wharf, Watkiss Way, Cardiff Bay**

**£135,000**

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# Ravenswood, Victoria Wharf, Watkiss Way, Cardiff Bay

## £135,000



### Property Details

Discover the epitome of bay-side living in the sought-after Victoria Wharf development in Cardiff Bay. This 1-bedroom, first-floor apartment epitomizes modern living with its open plan design, offering seamless transitions between living, dining, and kitchen areas. The living space extends onto a generous balcony, presenting water views that promise tranquil mornings and peaceful evenings.

The apartment is designed to cater to the contemporary lifestyle, featuring a spacious double bedroom equipped with a built-in wardrobe, ensuring ample storage. The bathroom, adorned with a wall-mounted shower, complements the apartment's sleek aesthetic.

Positioned within a secure, gated community, residents benefit from allocated parking, visitor bays, and a 24-hour concierge service, adding layers of convenience and security. Its strategic location in Cardiff Bay places it within arm's reach of a plethora of leisure facilities, eateries, and retail options, making it an ideal choice for first-time buyers and investors alike.

This property is more than a home; it's a lifestyle choice for those who value convenience, security, and the beauty of waterfront living. Whether you're starting your homeownership journey or looking to invest in a vibrant community, this apartment offers a unique opportunity to embrace the best of Cardiff Bay.

This property is a great investment and is currently let at £925.00 Per Month.

### Tenure

We have been advised by the Vendor that the property is LEASEHOLD and being sold with NO CHAIN. Lease Term; 106 years remaining. Ground Rent charged £100 Per Annum, paid in 2 - 6 monthly instalments of £50.00 in June and December. Service Charge currently is approximately £3,600 Per Annum, payable July and December. It includes Building Insurance and Water Rates.

### Entrance Hall

With large storage cupboard,

### Open Plan Living Room

10'0" x 18'0" (3.06m x 5.49m)

### Kitchen

7'6" x 10'0" (2.30m x 3.06m)

### Bedroom

10'0" x 10'2" max (3.07m x 3.11m max)

### Bathroom

1.83m x 2.23m

### Balcony

With water views.

### Council Tax

Band D.

### Additional Information

One allocated parking space, with ample visitor parking spaces.

### Life in Cardiff Bay

Cardiff Bay, once an industrial powerhouse known as Tiger Bay, has transformed into a beacon of modern urban regeneration, where the echoes of its historic past blend seamlessly with the vibrancy of contemporary life. This area has become a prime location for those desiring a lifestyle that combines the energy of the city with the calm of waterfront living.

At the heart of Cardiff Bay's allure is Mermaid Quay, a bustling waterfront district where culinary and shopping experiences abound. From cozy coffee shops to sophisticated dining, the Quay caters to an array of tastes, embodying the area's dynamic spirit. The Wales Millennium Centre, an architectural marvel, stands as a cultural hub in the Bay, offering a diverse lineup of shows and performances that enrich the cultural fabric of the community. The presence of the National Assembly and innovative media centers further cements Cardiff Bay's status as a focal point of Welsh culture and politics.

The area's transformation from a coal exporting dock to a picturesque waterfront is a story of resilience and innovation.

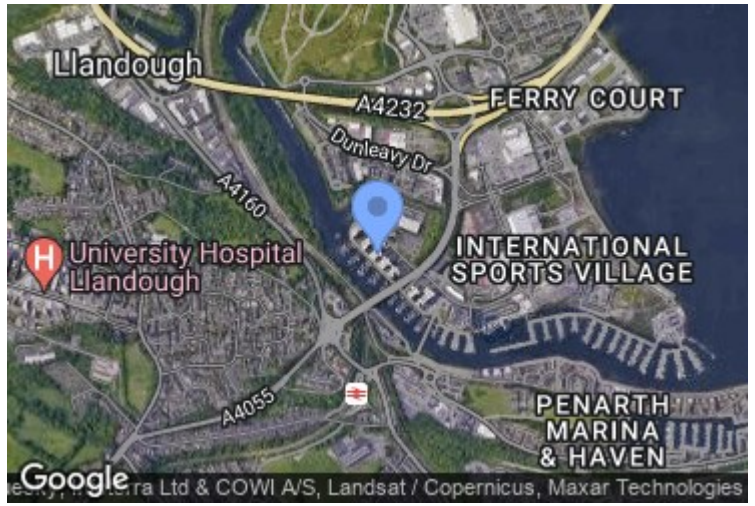
The creation of the freshwater lagoon, enabled by the impressive Barrage, has redefined the Bay's landscape, turning it into a scenic locale that attracts both residents and visitors.

Living in Cardiff Bay means immersing oneself in an environment that strikes a perfect balance between the hustle and bustle of city life and the serene beauty of the waterside. Modern apartments dot the landscape, offering young professionals and urban dwellers a desirable living space that is both convenient and tranquil. The blend of historic charm and modern amenities makes Cardiff Bay an exceptional place to call home, with easy access to the city center's attractions while maintaining a peaceful, community-oriented atmosphere.

As Cardiff Bay continues to grow and evolve, with new developments like the anticipated indoor ski slope and the expansion of the International Sports Village, it remains a symbol of urban transformation and a testament to the area's enduring appeal. For those seeking an urban living experience enriched by cultural depth and waterfront vistas, Cardiff Bay offers an unmatched lifestyle opportunity.







### First Floor



Total area: approx. 46.8 sq. metres (503.6 sq. feet)

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 nor guaranteed as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
61	82

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
C	A

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.