



**Cambria, Victoria Wharf, Watkiss Way, Cardiff Bay, CF11 0SA**  
**Offers In Excess Of £165,000**

 2  2  1  C





# Cambria, Victoria Wharf, Watkiss Way, Cardiff Bay, CF11 0SA

## Offers In Excess Of £165,000



### Discover Waterfront Living in Cardiff Bay

Located in the prestigious Cambrian building at Victoria Wharf, this exquisite 6th floor, two-bedroom apartment offers sophisticated waterfront living. Boasting a picturesque location, stylish decor, and a suite of modern amenities, this property stands as a true gem in Cardiff Bay.

Upon entering, the entrance hall, adorned with solid oak doors, welcomes you, leading seamlessly to the various rooms, each designed with elegance and comfort in mind. The lounge, with its open-plan design, blends perfectly into the fully equipped kitchen, featuring modern appliances, sleek countertops, and ample storage space. This culinary haven is sure to inspire your inner chef.

The master bedroom serves as a serene retreat, complete with an ensuite bathroom that promises luxury and functionality. Its sleek modern fixtures and calming decor create a private sanctuary ideal for unwinding. The second bedroom, versatile and thoughtfully designed, offers the perfect space for guests, a home office, or a cozy retreat, ensuring flexibility to suit your lifestyle.

The main bathroom mirrors the ensuite's indulgence and practicality, providing a harmonious balance of luxury and convenience. Stepping outside, the private balcony presents a tranquil setting to enjoy the panoramic vistas of the waterfront, making it the ideal spot for morning coffees or evening relaxation.

This apartment's allure is not just limited to its interior. Located in a gated development with secure intercom entry, it offers a 24hr concierge service, life servicing all floors, allocated parking, and visitor parking, ensuring safety and convenience. Its strategic location grants easy access to the M4, Cardiff City centre, and public transport links, including Cogan train station, placing you at the heart of Cardiff's vibrant life.

The Victoria Wharf development stands as a testament to luxury living, with its proximity to local amenities, attractions, and the bustling scene of Cardiff Bay, making it an irresistible

offer. Whether it's the local shops, schools, restaurants, pubs, or the International Sports Village, there's always something to explore.

With no chain involved, this apartment is ready to welcome you to a lifestyle of elegance, convenience, and waterfront serenity. Viewings are highly recommended to fully appreciate what this stunning property has to offer. Embrace the opportunity to make this waterfront haven your new home.

### Tenure

We have been advised by the Vendor that the property is LEASEHOLD and being sold with NO CHAIN. Lease Term; 108 years remaining approx. £4,078.20 Annual Service Charge including Buildings Insurance and Water Rates. Ground Rent is £150.00 per annum.

### Entrance Hall

With storage cupboard.

### Open Plan Living Room

13'11" x 14'5" max (4.26m x 4.40m max)

### Kitchen

8'0" x 8'11" max (2.44m x 2.73m max)

### Bedroom One

11'11" x 14'7" max (3.65m x 4.46m max)

### En-Suite Shower Room

7'4" x 4'9" (2.26m x 1.45m)

### Bedroom Two

8'6" x 9'2" max (2.60m x 2.81m max)

### Bathroom

6'3" x 7'0" (1.93m x 2.14m)

### Balcony

With water views.

### Additional Information

One allocated parking space, with ample visitor parking spaces.



## Council Tax

Band E.

### Area Guide: Cardiff Bay

Nestled in the heart of Cardiff's waterfront, Cardiff Bay now stands as a vibrant emblem of urban regeneration, seamlessly marrying its storied past with the zest of modern living. This transformation from the industrial era's Tiger Bay to today's bustling hub has made it a sought-after location for those seeking a blend of culture, history, and contemporary lifestyle.

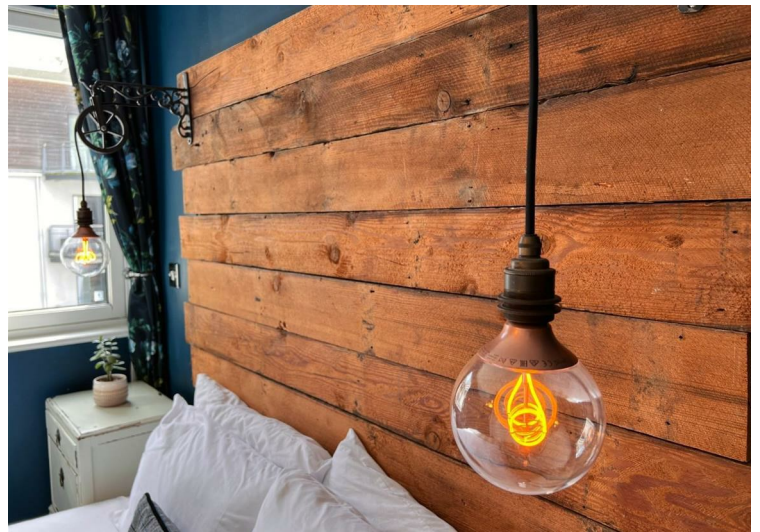
The allure of Cardiff Bay is palpable at Mermaid Quay, a lively precinct teeming with an eclectic mix of dining and shopping options. Whether it's savouring Italian delicacies or indulging in the local café culture, the Quay offers something for every palate. The iconic Wales Millennium Centre, a cornerstone of the Bay's cultural landscape, presents a wide range of artistic performances, from opera to modern musicals, enriching the lives of its residents and visitors alike. Nearby, the National Assembly building and the new TV drama village underscore Cardiff Bay's significance as a cultural and media epicentre.

Remnants of the Bay's rich historical tapestry, from its days as a global coal export hub to a melting pot of cultures, are thoughtfully integrated into its urban fabric. The transformation

is highlighted by the development of the freshwater lagoon and Barrage, an engineering marvel that reshaped the Bay's waterfront, inviting nature back into the urban setting.

For residents, Cardiff Bay offers an idyllic urban living experience. Its waterfront is lined with modern apartments that appeal to young professionals and anyone drawn to the convenience and vibrancy of city life, coupled with the tranquillity of living by the water. The Bay's proximity to the city centre enhances its appeal, offering easy access to the urban offerings of Cardiff while retaining a distinct, serene character.

The Bay's ongoing evolution, marked by upcoming attractions like the indoor ski slope and a comprehensive international sports village, signals a future filled with promise and excitement. Cardiff Bay, with its rich blend of history, culture, and modernity, is not just a place to live—it's a lifestyle, offering a unique urban experience enriched by the water's edge.





### Sixth Floor



Total area: approx. 60.2 sq. metres (648.0 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 no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
77	83
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>	

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.

Tel: 02920 310 555

Email: [info@harryharper.co.uk](mailto:info@harryharper.co.uk)