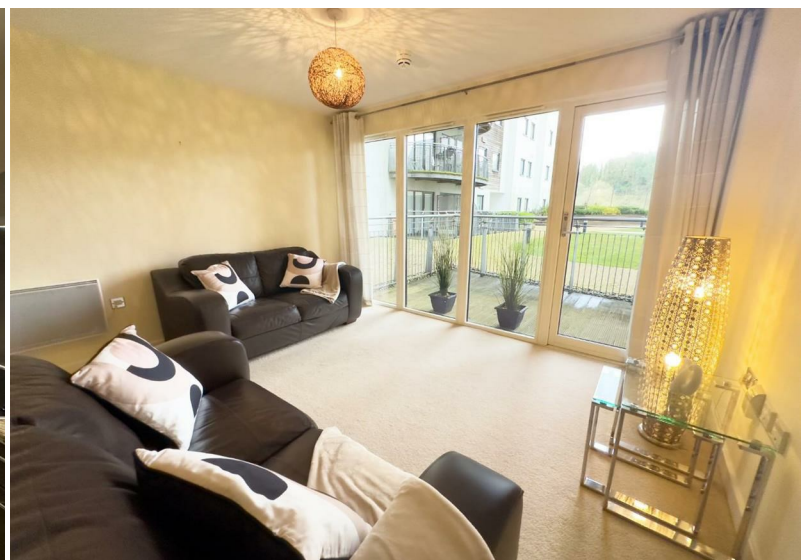




**Picton, Victoria Wharf, Watkiss Way, Cardiff Bay, CF11 0SG**

**£165,000**

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# Picton, Victoria Wharf, Watkiss Way, Cardiff Bay, CF11 0SG

## £165,000



### Discover Waterfront Living In Cardiff Bay

Discover the epitome of waterfront luxury living at Picton, Victoria Wharf in the vibrant heart of Cardiff Bay. This exquisite second-floor apartment embodies the pinnacle of modern luxury and convenience, offering an unparalleled lifestyle to its residents.

As you step into the welcoming entrance hall, adorned with solid oak doors, you are ushered into a realm of sophistication and style. The residence showcases a harmonious blend of design and functionality, making it the perfect haven for modern living.

At the heart of the apartment lies the open-plan living area, a testament to contemporary living, seamlessly integrating lounge and dining spaces. This area is bathed in natural light, highlighting the chic decor and creating an inviting atmosphere. The adjacent gourmet kitchen is a dream for culinary enthusiasts, equipped with modern appliances, sleek granite countertops, and high-end fittings, making every meal preparation an experience in itself.

The master bedroom is a sanctuary of tranquillity, featuring plush carpeting, ample storage, and an ensuite bathroom that combines modern fixtures with tasteful finishes to create a private retreat of luxury. The second bedroom offers flexibility and versatility, serving as a comfortable guest room or a functional home office tailored to your needs.

Extending the living space is the private balcony, offering breathtaking views of the raised communal garden area and encapsulating the essence of Cardiff Bay living. This outdoor oasis is perfect for relaxing and soaking in the serene surroundings.

Residency at Victoria Wharf comes with an array of top-tier amenities, including 24-hour concierge service, lift access to all floors, secure intercom entry, and allocated parking within a secure gated community, ensuring both convenience and peace of mind.

The strategic location of Victoria Wharf offers easy access to the M4, the vibrant city centre, and public transport options like Cogan train station, placing the best of Cardiff at your doorstep. The surrounding area is rich in local amenities and attractions, from dining and shopping to entertainment options, making every day an adventure.

For those with an active lifestyle, the nearby International Sports

Village presents a multitude of activities to engage in, further enhancing the appeal of this exquisite residence.

This apartment at Victoria Wharf is not just a place to live; it's a lifestyle choice—a statement of elegance, a pledge of tranquillity, and a promise of a dynamic lifestyle. Schedule your viewing today and embrace the opportunity to make this waterfront gem your new home. Experience first-hand the allure and charm of living in one of Cardiff Bay's most coveted locations, and claim your piece of exquisite living.

### Tenure

The lease terms include 106 years remaining, with an annual service charge of £4,446.00 covering building insurance and water rates, with a nominal ground rent of £150.00 per annum, making it a worry-free investment.

### Entrance Hall

With a large built in storage cupboard.

### Open Plan Living Room

12'5" x 16'9" (3.80m x 5.12m)

With access to the balcony

### Kitchen

7'5" x 11'6" (2.27m x 3.51m )

### Bedroom One

10'8" x 12'2" (3.26m x 3.73m )

With en-suite shower room and built in double wardrobe.

### En-Suite Shower Room

4'11" x 8'11" (1.50m x 2.73m)

### Bedroom Two

9'5" x 12'0" (2.89m x 3.68m)

With built in double wardrobe.

### Family Bathroom

6'6" x 8'2" (2.00m x 2.50m )

### Balcony

With unobstructed views of the communal gardens.

### Additional Information

One allocated parking space, with ample visitor parking spaces. Victoria Wharf apartments are available to purchase with a mortgage.



## Council Tax

Band E.

## Life In Cardiff Bay

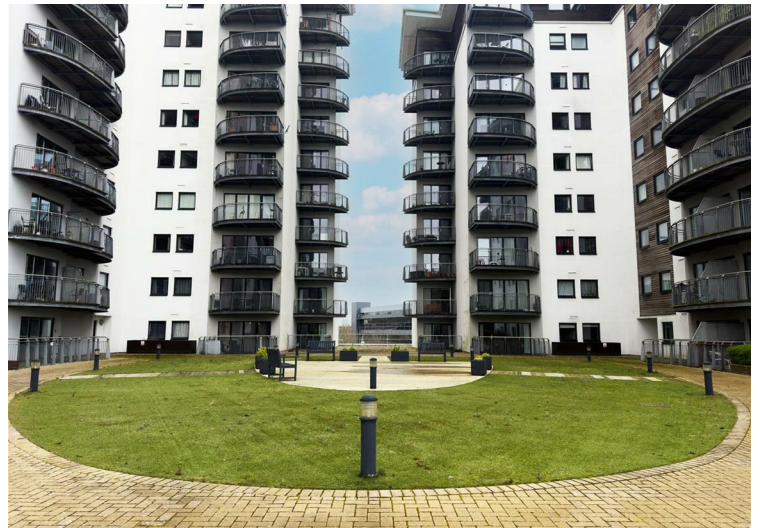
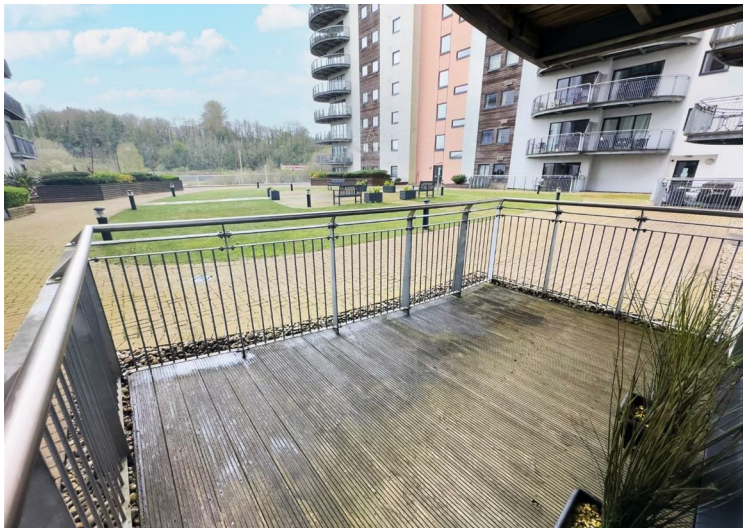
Living in Cardiff Bay is like stepping into a vibrant canvas of modern urban living, rich history, and diverse culture. This picturesque waterfront area, once the heartbeat of Cardiff's bustling docks known as Tiger Bay, has undergone a transformative rebirth over the past few decades. Today, it stands as a testament to successful urban regeneration, blending the old with the new in a harmonious mix that appeals to young professionals, cultural enthusiasts, and anyone looking for a dynamic place to live.

Cardiff Bay's transformation is most evident in its lively Mermaid Quay, which boasts an array of bars, restaurants, and shops, catering to every taste from Italian brasseries to local coffee houses. The presence of the impressive Wales Millennium Centre adds a cultural heartbeat to the area, offering an array of performances ranging from ballet to touring musicals. The National Assembly building, offering daily tours, and the recently opened TV drama village highlight Cardiff Bay's role as a media and cultural hub.

The history of the Bay, with its tales of commerce, industry, and multicultural community, is still visible in the public art and remaining architectural relics. Once a gateway for the world's demand for coal, the area's economic and social fabric has

evolved, making room for leisure, residential life, and modern enterprise. The creation of a freshwater lagoon and the Barrage showcases an impressive feat of engineering, transforming the tidal mudflats into a scenic waterfront that attracts wildlife and provides a serene backdrop for residents and visitors alike.

For those living in Cardiff Bay, the area offers more than just a place to call home. It's an experience filled with the opportunity for outdoor activities, cultural immersion, and culinary exploration. The array of modern apartments caters to young professionals seeking the convenience of city life with the added beauty of waterside living. The proximity to Cardiff city center means that residents enjoy the best of both worlds: the tranquility of the Bay and the vibrant energy of the city.





**First Floor**



Total area: approx. 76.0 sq. metres (817.6 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 no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
|                          | 80        |
| 68                       |           |

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
|  |           |

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.