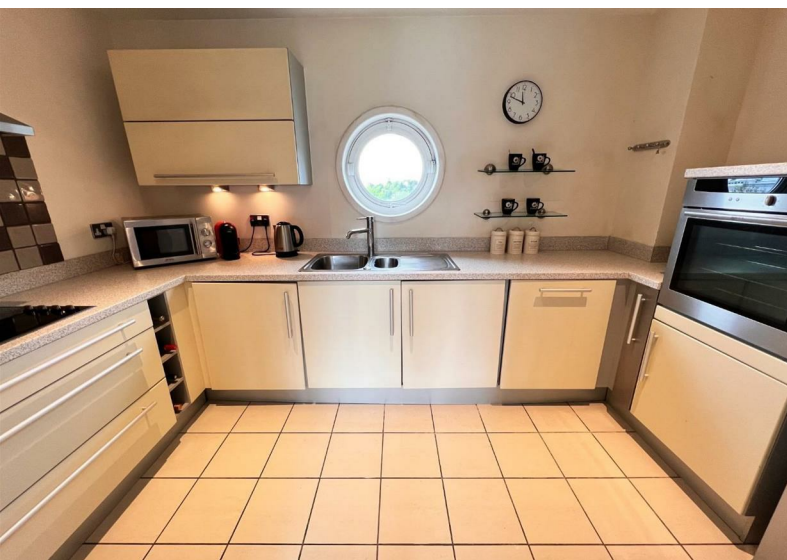




**Ravenswood, Victoria Wharf, Watkiss Way, Cardiff, CF11 0SD**  
**£165,000**

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# Ravenswood, Victoria Wharf, Watkiss Way, Cardiff, CF11 0SD

## £165,000



### Embrace Waterfront Serenity at Victoria Wharf

Welcome to this beautifully presented 2-bedroom apartment on the 3rd floor of the prestigious Victoria Wharf, Cardiff Bay. Ideal for first-time buyers or investors, this apartment combines comfort with convenience, offering stunning views over the River Ely and a range of modern amenities.

### Inviting Entrance Hall and Ample Storage

Step inside to find a welcoming entrance hall, complete with three large cupboards. This thoughtful design ensures a clutter-free home, maintaining the aesthetic appeal while providing practical storage solutions.

### Luxurious Open Plan Living

The heart of the apartment is the open plan living area, bathed in natural light with direct access to a private balcony overlooking the river. It's the perfect space for entertaining or relaxing, seamlessly extending into a modern kitchen equipped with top-tier appliances and distinctive features like a porthole window.

### Comfortable and Stylish Bedrooms

This home boasts two double bedrooms, each with built-in double wardrobes. The master bedroom features an ensuite shower room, offering privacy and convenience. The second bedroom, versatile in nature, can serve as a guest room or a home office, adapting to your changing needs.

### Contemporary Bathrooms

The main bathroom complements the stylish interiors found throughout the apartment, equipped with modern fixtures that emphasise luxury and functionality. The ensuite in the master bedroom mirrors this appeal, providing a private retreat for the homeowners.

### Exclusive Balcony Views

One of the highlights of this apartment is the balcony, accessible from the living area. It's a serene spot to enjoy the picturesque views of River Ely, ideal for morning coffees or evening wind-downs.

### Premier Amenities and Conveniences

Residents benefit from exceptional services including 24/7 concierge, lift access to all floors, and secure gated parking. These features not only enhance the quality of life but also provide peace of mind.

### Perfect Location

Nestled in Cardiff Bay, Victoria Wharf is within easy reach of the city center and is surrounded by a vibrant local community. The location is ideal for those who enjoy being close to both nature and urban entertainment, with convenient transport links for easy commuting.

### A Lifestyle Investment

This apartment is more than just a place to live—it's a lifestyle choice offering a blend of luxury, convenience, and security. It's an excellent opportunity for anyone looking to invest in a vibrant area or find a tranquil home amidst the bustle of Cardiff Bay.

### Viewing Highly Recommended

To fully appreciate what this stunning property has to offer, viewings are highly recommended. Experience first-hand the blend of elegance and practicality that makes this Victoria Wharf apartment a truly exceptional home.

### Tenure

We have been advised by the Vendor that the property is LEASEHOLD. Lease Term; 106 years remaining approx. £4,408.52 Annual Service Charge including Buildings Insurance and Water Rates. Ground Rent is £150.00 per annum.

### Council Tax

Band E.

### Entrance Hall

### Living Room

12'1" x 14'4" (3.70m x 4.38m)

### Kitchen

7'1" x 12'1" (2.17m x 3.70m)

### Bedroom One

8'11" x 11'4" (2.74m x 3.47m)

### En-Suite Shower Room

4'10" x 7'8" (1.49m x 2.36m)

### Bedroom Two

9'5" x 10'9" (2.89m x 3.29m)

### Bathroom

6'9" x 7'7" (2.08m x 2.33m)

### Balcony

### 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.

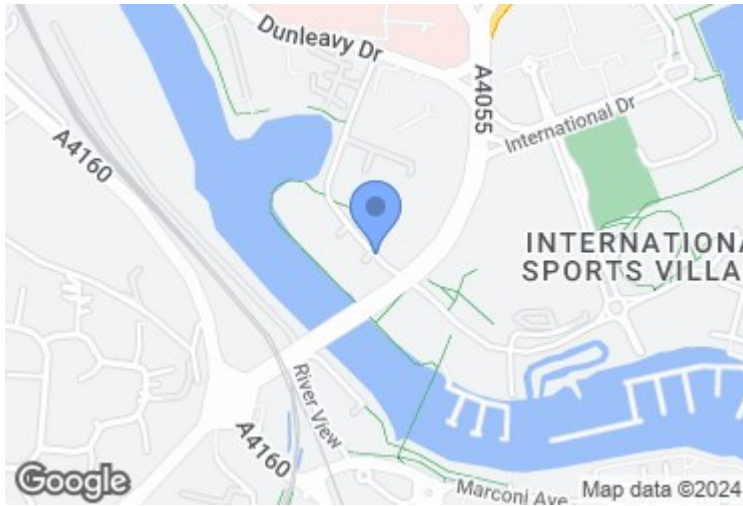
Cardiff Bay's transformation is most evident in its lively Mermaid Quay, which boasts an array of bars, restaurants, and shops, catering to every taste from Italian brasseries to local coffee

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 centre means that residents enjoy the best of both worlds: the tranquility of the Bay and the vibrant energy of the city.





### Third Floor



Total area: approx. 70.8 sq. metres (762.2 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
67	82

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 firms employment has the authority to make or give any representation or warranty in respect of the property.