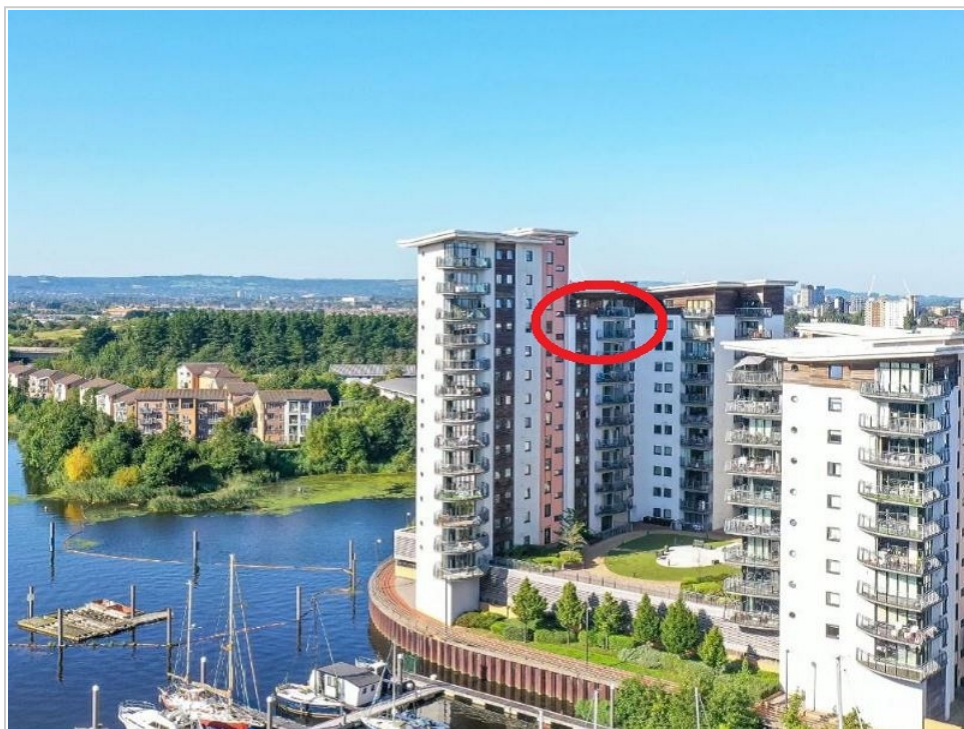


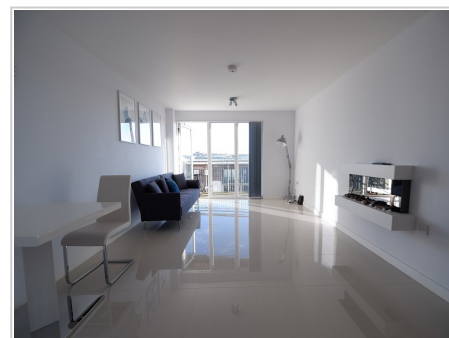
1104 Roma,
Victoria Wharf,
Watkiss Way,
Cardiff,
City of Cardiff.
CF11 0AW

1,400 Monthly *



- 11th floor apartment
- Immaculate throughout
- Open plan living area
- 2 double bedrooms
- En-suite bathroom
- Built in wardrobes
- Private balcony
- Waterfront views
- Secure under-croft parking

Ref: PRA11268



General Description

11th floor apartment with private balcony and waterfront views. Modern kitchen and spacious living area. 2 double bedrooms, one with en-suite and a modern bathroom. Secure under-croft parking. Immaculate throughout.

Accommodation

Property Summary

Key features:

- o Set on the waterfront of Cardiff Bay
 - o Close proximity to the vibrant capital city of Cardiff
 - o Modern apartment living
 - o Well planned accommodation
 - o Open plan dining and living space
 - o Modern kitchen with integrated appliances
 - o Two double bedrooms
 - o Built in wardrobes
 - o Master with en-suite bathroom
 - o Audio entry system
 - o Well maintained entrance hall and communal areas
 - o Passenger lift servicing all floors
 - o Communal gardens
 - o 24 hour concierge
 - o Private under-croft parking space
 - o Visitor car parking
-

Communal Entrance Hall

Glazed entrance doors lead to a large double height entrance hallway.

Individual wall mounted post boxes for occupiers.

Passenger lifts servicing all floors.

Direct access from and to the under-croft car park.

Hallway

Entrance door with spy hole, door entry system, stylish tiled floor finish (running into the living area and bathroom).

Doors to the living area, both double bedrooms and bathroom.

Living Area

Well proportioned living space, combining the dining and living areas.

Floor to ceiling glazing with door opening onto a sizeable private balcony with far reaching views across the yacht club and beyond.

Feature electric fire.

Broad opening to the kitchen.

Kitchen

Modern and well equipped kitchen with work tops, sink unit, built in eye level electric oven, hob with extractor unit, plus integrated dishwasher and washing machine. Also space for a fridge / freezer.

En-suite master bedroom

Impressive carpeted double bedroom with fitted wardrobes.

Window with elevated water views.

Door to en-suite bathroom with shower, WC and wash hand basin.



Bathroom

Well proportioned, fully tiled, contemporary bathroom comprising a panelled bath with mixer shower over, WC and wash hand basin.

Chrome radiator towel rail, extractor fan and shaver point.

Car Parking

A single space, numbered '1104', can be found in the under-croft car park.

Visitor spaces also available.

Bedroom 2

Carpeted double bedroom with fitted wardrobe.

Water views.

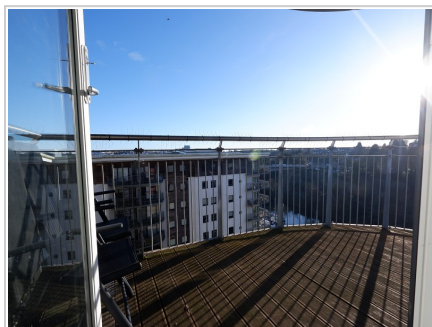
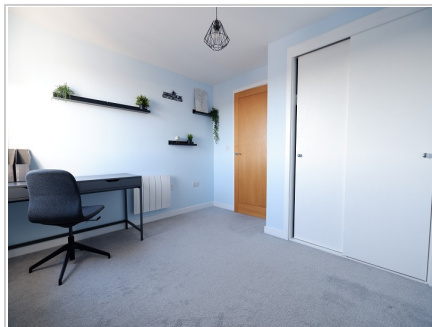
Services

Mains electricity, mains water, mains drainage

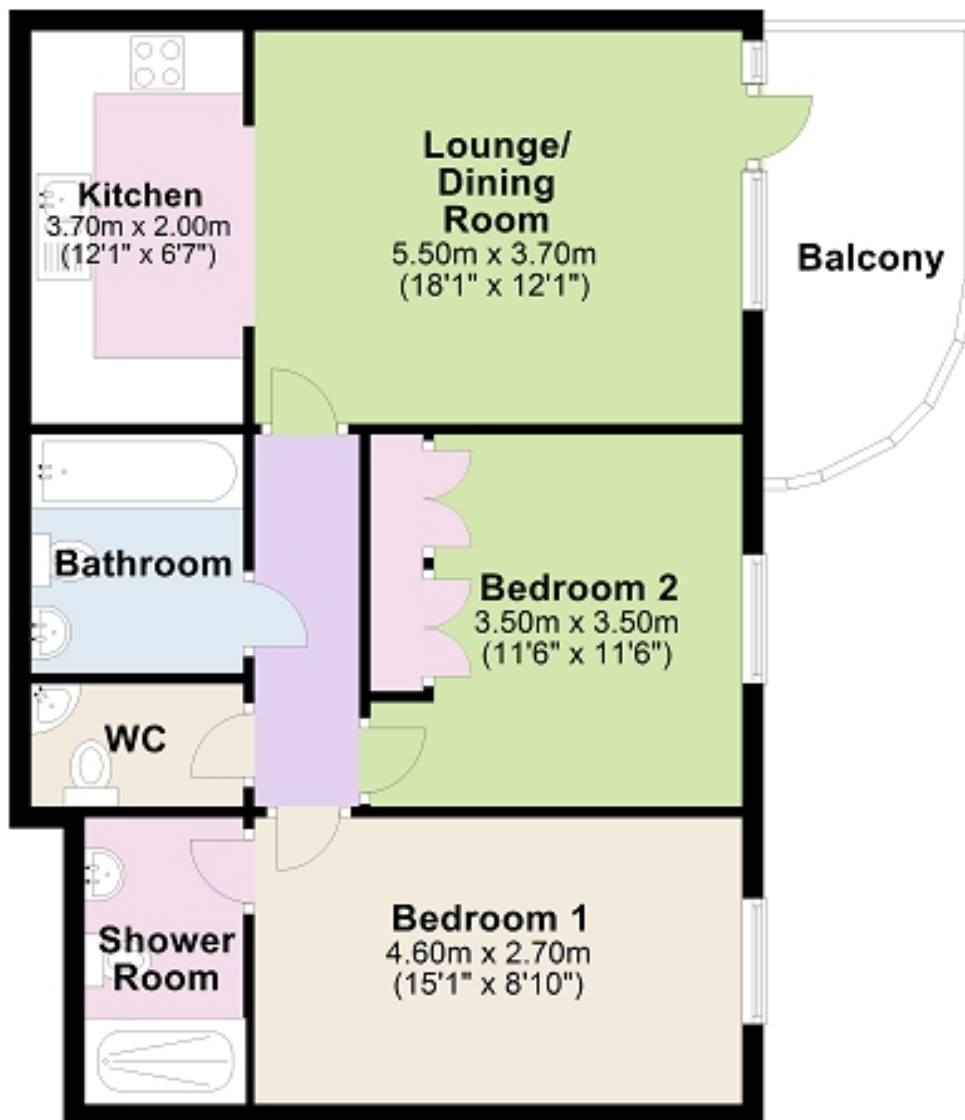
EPC Rating:81

Council Tax

Band F



1104 Roma, Victoria Wharf, Watkiss Way, Cardiff, CF11 0SJ



Total area: approx. 69.5 sq. metres (748.6 sq. feet)
For illustration purposes only - not to scale

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.