

132 Roma Watkiss Way

Cardiff, CF11 0SH

Asking Price £125,000

HARRIS & BIRT

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Harris & Birt are excited to offer this seventh floor, one bedroom, balcony apartment with water views, and an allocated parking space.

As part of the popular Victoria Wharf waterfront development, this apartment boasts the added benefit of a 24-hour concierge and gated security, ensuring peace of mind for residents. This stylish abode features, open living, bathroom and double bedroom with fitted wardrobes.

One of the standout features of this apartment is the balcony, which offers picturesque City Centre and water views, perfect for enjoying a morning coffee or unwinding after a long day.

Situated in close proximity to Cardiff Bay, the Cardiff International Sports Village, and Penarth Marina, residents will find themselves surrounded by a wealth of leisure activities, dining options, and scenic walks. The vibrant atmosphere of Cardiff is just a stone's throw away, making this location both convenient and desirable.

With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to own a piece of this thriving waterfront community.







Accommodation

Communal Entrance
Entered via a secure telephone door entry system to the foyer with staircase and lift accessing the seventh floor to the apartment.

Entrance Hallway 4'11 x 10'5 (1.50m x 3.18m)
Entered via a wooden door to the entrance hallway. Fitted carpet. Skirting boards. Storage cupboard housing water tank and additional cloak cupboard. Inset ceiling cluster spot lights. Doors leading to:

Living Room 14'2 x 11'3 (4.32m x 3.43m)
Fitted carpet. Skirting boards. Pendant light fitting. Full length double glazed windows and double glazed door opening to the balcony with city and water views. Opening to:

Kitchen 10'2 x 7'9 (3.10m x 2.36m)
Tiled floor. A range of wall and floor level units, Integrated 'Indesit' washer/dryer, 'Neff' four ring electric hob, 'Neff' fan assisted oven, Stainless steel splash back, 'Neff' Stainless steel 'Neff' extractor fan, One and a half stainless steel sink with draining board and chrome mixer tap over, Space for a fridge/freezer, Space for a slime line dishwasher, Roll top work tops, Tiled splash back, Under unit spot lights. Inset ceiling spot lights.

Bedroom 9'1 x 14'11 (2.77m x 4.55m)
Fitted carpet. Skirting boards. Built in wardrobe. Pendant light fitting. Double glazed window to the front aspect.

Bathroom 6'8 x 6'10 (2.03m x 2.08m)
Tiled floor. Vanity wash hand basin with tiled splash back, shaver power point and low level WC. Panelled bath with shower over and glass screen. Wall mounted towel radiator. Inset ceiling spot lights.

Parking
Allocated parking space listed as '132'.

Tenure & Service Charge
Tenure - Leasehold
Term of Lease - 125 years from 24/06/2130
Ground Rent - £188.00 Per Annum
Service Charge - TBC

Services
Mains Electric, Water, Drainage.

Directions
From our office head south on Caerphilly Road/A469, Turn left onto the A48 slip road to M4(E)/Newport/University Hospital, At Gabalfa Interchange, take the 4th exit onto Western Avenue, Merge onto Western Ave/A48 via the slip road to Cardiff (W)/Cardiff Airport/Cardiff Metropolitan University//Talybont Student Residences, Turn left onto Mill Lane/A4119, Turn left onto Cardiff Road/A4119, Continue straight onto Llandaff Road/B4267, Turn left onto Cowbridge Road E/B4267, Slight right onto Leckwith Road/B4267, At the roundabout, take the 2nd exit onto the A4232 slip road to Barry/A4055/Barri/Penarth/A4160, Merge onto Grangetown Link/A4232, Take the A4055 exit towards Barry/Barri/Penarth/A4160, At the roundabout, take the 1st exit, Turn left onto Dunleavy Drive, At the roundabout, take the 1st exit and stay on Dunleavy Drive, Turn right onto Watkiss Way, Turn right at gates at the concierge office of Victoria Wharf.

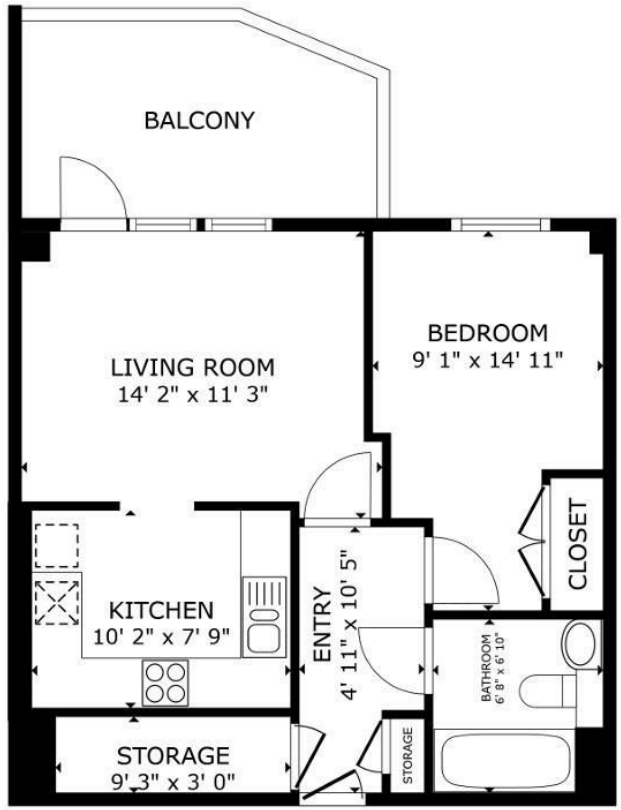












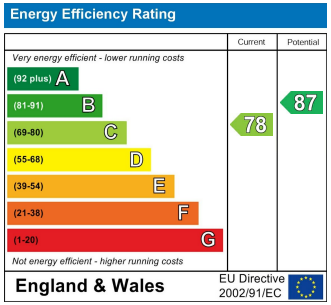
FLOOR PLAN

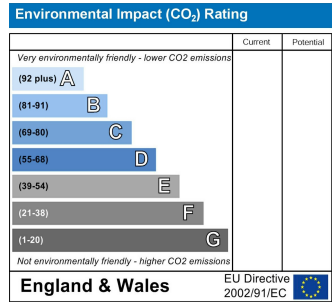
HARRIS & BIRT

GROSS INTERNAL AREA
FLOOR PLAN 496 sq.ft.
EXCLUDED AREAS : BALCONY 102 sq.ft.
TOTAL : 496 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport







HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

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