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CARDIFF

VALE

CAERPHILLY

BRISTOL

Watkiss Way



Victoria Wharf is a superb development of waterside apartments built on the edge of the River Ely by Messrs Taylor Wimpey. Well placed for access into Cardiff Bay & City Center or an easy walk takes you into Penarth. With Morrisons plus Cardiff Bay retail park on your doorstep plus good links to the M4 corridor.

Comments by Mr Paul Davies

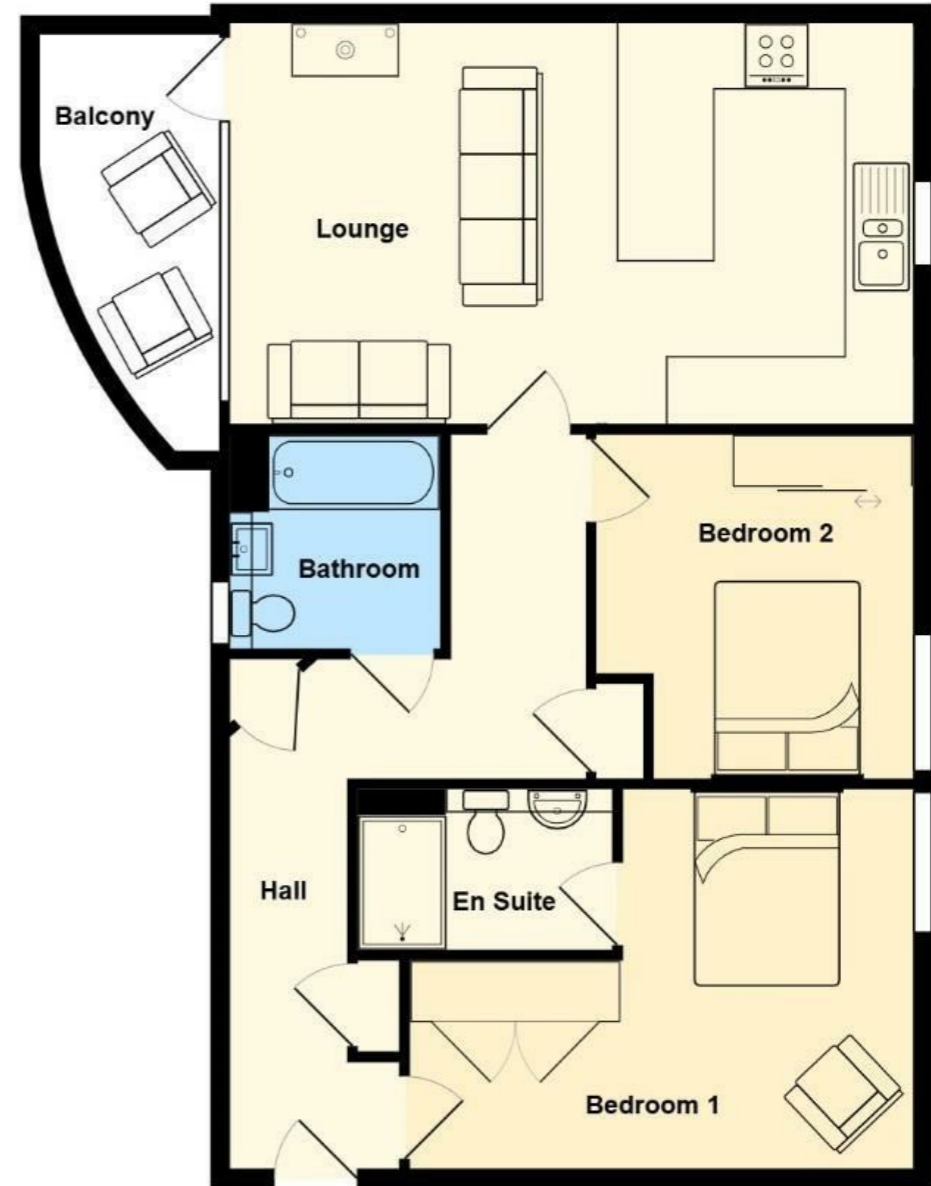


Property Specialist

Mr Paul Davies

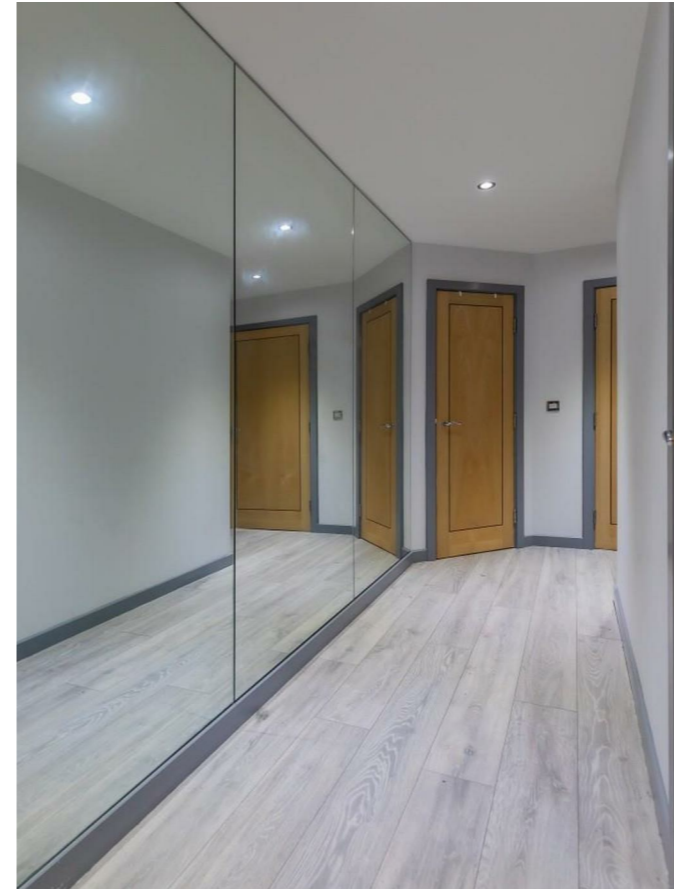
Property Management Co-ordinator

paul.davies@jeffreycross.co.uk



Comments by the Homeowner





Watkiss Way

, Cardiff, CF11 0SE

£177,500



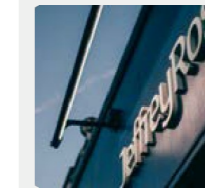
2 Bedroom(s)



2 Bathroom(s)

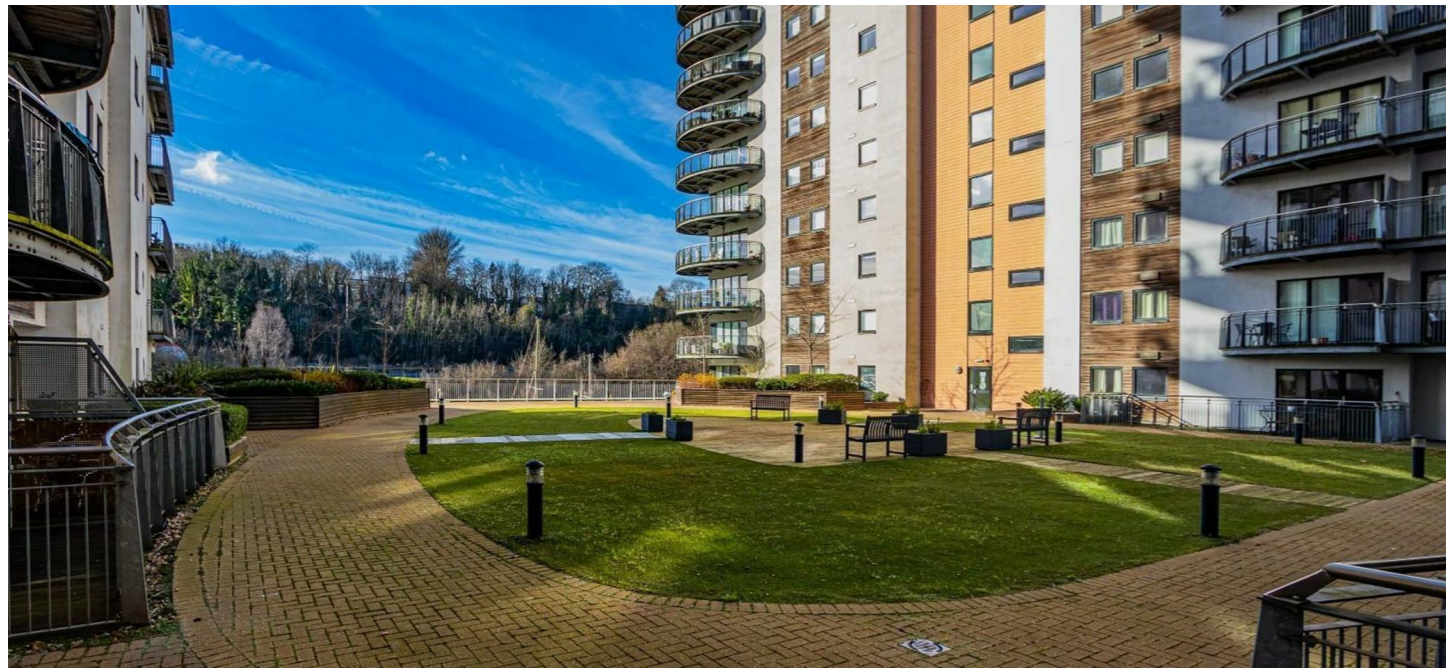


764.24 sq ft



Contact our
Penarth Branch

02920415161



Jeffrey Ross are pleased to present for sale this top floor (6th) spacious waterside apartment with generous balcony affording a view of the River Ely.

For sale with no ongoing chain. Victoria Wharf benefits from 24 hour concierge, gated entry for secure allocated & visitor parking plus lift to all floors.

Briefly comprising of a communal entrance, welcoming entrance hall - bespoke mirrored wall on entry, large lounge/kitchen with balcony plus kitchen having integrated appliances and contemporary port hole window, 2 generous double bedrooms - built in wardrobes to the both plus an en suite shower room to the master plus a refitted bathroom with window completes the accommodation.

Complimented with double glazing and electric heating. Viewing highly recommended to appreciate the size and water views.



Communal Entrance

Enter via intercom entry, access to all apartments via lift & staircase.

Hall

Spacious entrance hall leading to all rooms, contemporary floor to ceiling feature mirrored wall on entry, intercom entry phone, built in corner cloaks cupboard plus airing cupboard with light and housing the hot water cylinder.

Lounge Kitchen 22'2" x 12'2" (6.76m x 3.71m)

Bright & airy room combining the lounge open plan to the kitchen with a peninsular divide, full picture window and door allowing access onto the balcony and in turn affording a view of the yachts moored on the river below. TV point, telephone point, kitchen area fitted modern wall and base units with laminate worktop and inset one and half bowl stainless steel sink & drainer with mixer tap, plumbed for washing machine and tumble drier plus built in oven, hob & cooker hood, integrated fridge/freezer, tiled floor, extractor fan & under lighting, port hole window to the side.

Bedroom 1 15'4" max 11'5" (4.67m max 3.48m)

Spacious, TV point, telephone point. double bedroom, window to side, built in floor to ceiling wardrobes with sliding doors on entry.

En Suite Shower Room

Stylishly appointed white suite comprising a double enclosure - shower, vanity wash hand basin and close coupled wc - concealed cistern, tiled surround and tiled floor, extractor fan, heated chrome towel rail, twin shaver point.

Bedroom 2 10'6" max x 9'5" max (3.20m max x 2.87m max)

Double bedroom, window to side, floor to ceiling built in wardrobes.

Bathroom

Stylishly appointed and refitted modern white suite comprising a panel bath with shower over and glass screen, wall mounted wash hand basin and close coupled wc - concealed cistern, tiled surround, heated chrome towel rail, twin shaver point, tiled floor, extractor fan, window to side.

Grounds

Set in communal well tended grounds, electric gate on entry with an allocated parking space plus visitor spaces.

Information

We believe the property is leasehold with a 125 year lease from 25-06-2007 therefore with 104 years remaining. The ground rent is £ per annum. The current service charge is £ for 6 months. Council Banding - Band E £2,461 (2026-2027)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 