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*Victoria Wharf, Watkiss Way*

CARDIFF

VALE

CAERPHILLY

BRISTOL



Comments by Jon Hooper-Nash



**Property Specialist**  
**Jon Hooper-Nash**  
Director

jon@jeffreycross.co.uk

*Immaculate 3-bedroom penthouse apartment with stunning water views.*

Comments by the Homeowner



## Cambria, Victoria Wharf



Total Area: 1130 ft<sup>2</sup> ... 104.9 m<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



# Victoria Wharf,

, Cardiff, CF11 0SA

PCM

£4,000 PCM



3 Bedroom(s)



2 Bathroom(s)



1130.00 sq ft



Contact our  
**Penarth Branch**

02920415161

\*\*\*AVAILABLE FOR SHORT-TERM LETTING AGREEMENTS\*\*\* An immaculately presented 8th floor, three double bedroom, two-bathroom apartment that offer lovely, BALCONY views over the River Taff, below. The apartment has been stylishly furnished and provides large living space with access onto the balcony. The living space is a great space and 185 square feet and is bright and airy from the amount of windows and door access to the balcony and offers tasteful and excellent quality furnishings. The property further benefits from modern-fitted kitchen with integrated appliances (to include a dishwasher,) three double bedrooms with fitted wardrobes in two of them and ensuite shower room to the master bedroom. A smart and stylish bathroom suite is also located in the family bathroom. The property also offers allocated parking spaces, secure gated entrance and 24-hour concierge. An immaculate apartment, this property would suit a corporate let or for anyone looking for a short-term agreement.

Please note, the property could also be available for a longer term let so please enquire with Jon in our Penarth Office on 029 2041 5161 for more information.

EPC RATING of C.  
COUNCIL TAX BAND of G

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

