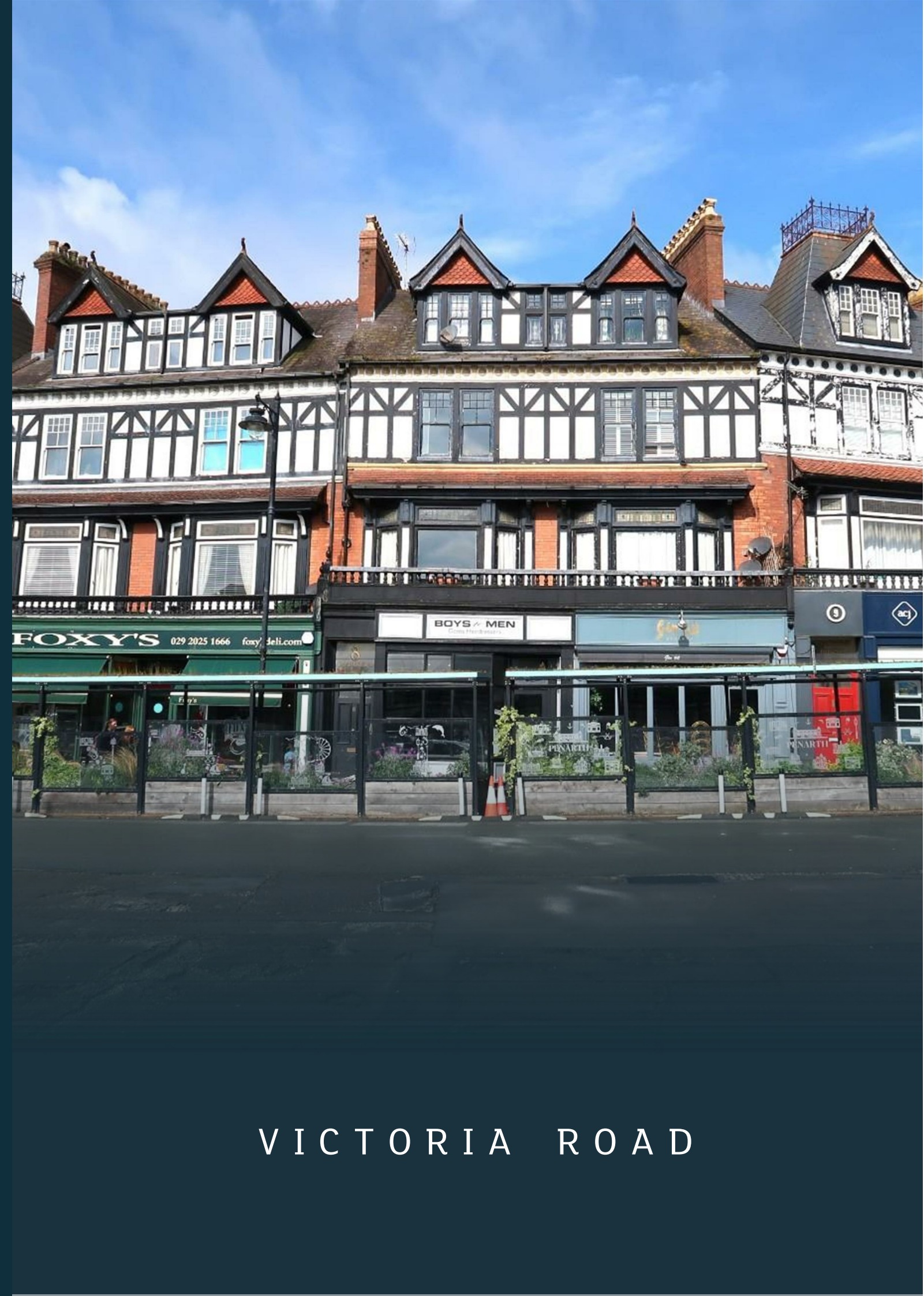


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



VICTORIA ROAD





#### COMMUNAL ENTRANCE

Intercom entry allowing access to all 3 apartments.

#### HALL

Open plan to the kitchen, access to all rooms, entry phone, Herringbone engineered wood flooring.

#### KITCHEN

4.62m max x 1.85m (15'2" max x 6'1")

Extension of the hall, newly fitted with an extensive range of contemporary Hi Gloss wall and base units, with soft close doors & drawers, solid oak worktop with under mounted sink and mixer tap, under lighting, integrated fridge plus built in oven, hob & cooker hood and built in microwave oven, window to rear.

#### LOUNGE

4.37m max x 3.51m (14'4" max x 11'6")

Spacious living room, Herringbone engineered wooden floor, 2 windows to front with fitted bespoke plantation shutters, original period fireplace & surround, original coving, TV point, telephone point.

#### BEDROOM 1

4.80m max x 3.20m (15'9" max x 10'6")

Large double bedroom, 2 windows to front with bespoke plantation shutters, Herringbone engineered wooden flooring, period antique fireplace & surround, original coving.

#### BEDROOM 2

3.58m max x 3.61m (11'9" max x 11'10")

Double bedroom, window to rear with plantation shutter, period fireplace with surround, TV point.

#### SHOWER ROOM

Newly fitted with a contemporary white suite comprising a shower enclosure with glass screen - over head shower and attachment, vanity wash hand basin and close coupled wc, heated chrome towel rail, extractor fan.

#### INFORMATION

There is a 999 year lease from May 2020, Ground Rent of £25 per annum with a monthly service charge of £50.  
Council Banding - Band D £2,124.01 (2025-2026)







## VICTORIA ROAD

, CF64 3ED - £250,000



2 Bedroom(s)



1 Bathroom(s)



600.00 sq ft

Jeffrey Ross are proud to offer For Sale this stunning apartment from within this iconic building. Totally renovated and beautifully presented internally. Decorated throughout in Farrow & Ball paint. Retaining much character and period features - Antique fireplaces in most rooms. Features include quality engineered dark wood flooring - Herringbone style and bespoke plantation shutters. With a newly fitted kitchen and shower room. Briefly comprising a communal entrance, hall open plan to a stunning kitchen - solid oak worktop with integrated fridge, oven, hob, hood and microwave oven, beautifully presented lounge, 2 double bedrooms - all 3 rooms with Antique fireplaces & shutters and finally a newly fitted and stylishly appointed shower room completes the accommodation. Complimented with gas central heating - newly fitted gas condensing boiler. Viewing highly recommended.



### PROPERTY SPECIALIST

Mr Paul Davies

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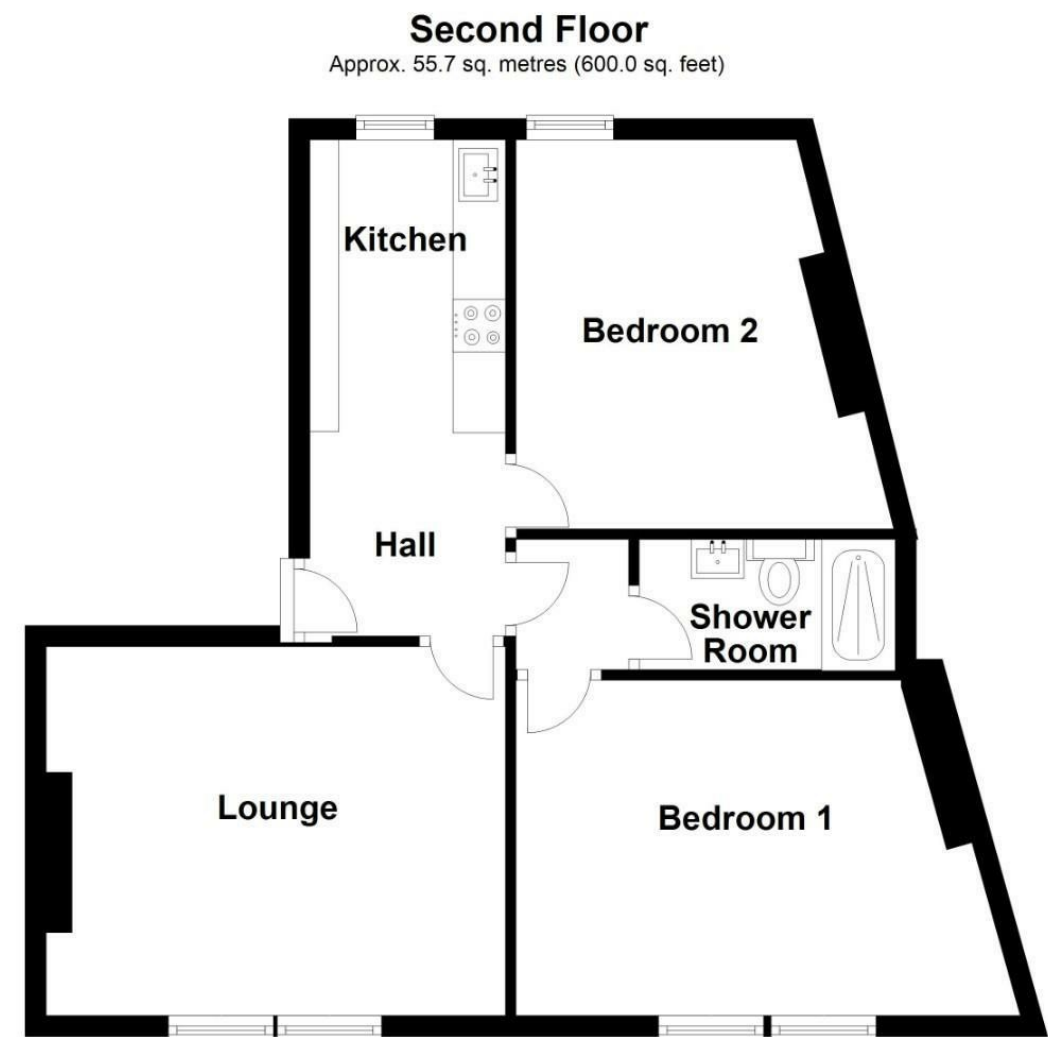
Negotiator



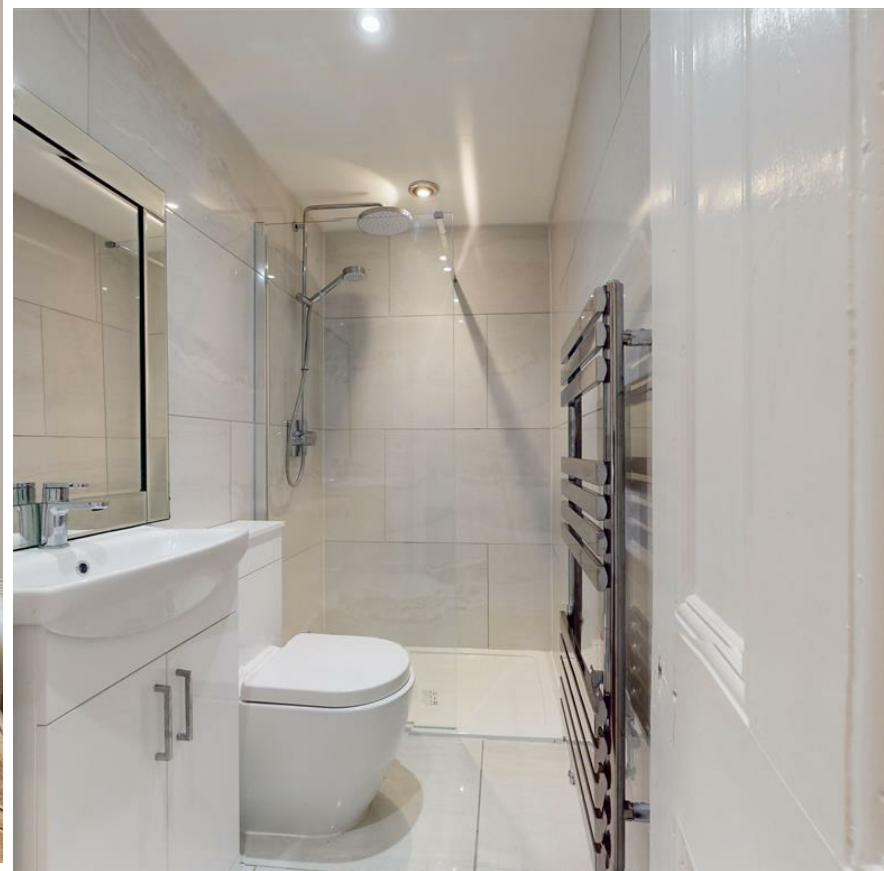




8 Royal Buildings, Victoria Road, Penarth



Total area: approx. 55.7 sq. metres (600.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	