



**534 Ravenswood Victoria Wharf, Watkiss Way, Cardiff, CF11 0SD**  
**£1,250 Per Month**



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## **Luxurious Waterfront Living at Victoria Wharf**

Step into a world of elegance and comfort with this stunning 5th-floor, 2-bedroom apartment in the highly sought-after Victoria Wharf, Cardiff Bay. Offering uninterrupted views of the tranquil River Ely from your private balcony, this beautifully presented home is perfect for those seeking modern living with a touch of serenity.?

## **Stylish Entrance and Superior Storage**

Upon entering, you're welcomed by a generous entrance hall that sets the tone for the rest of the apartment. Three sizeable built-in storage cupboards provide ample space for coats, cleaning equipment, and other essentials, ensuring a clutter-free living environment.?

## **Open-Plan Elegance – A Space Designed for Living**

The heart of this property is the expansive open-plan living and dining area. Bathed in natural light, this space offers a welcoming atmosphere for both relaxation and entertaining. Sliding doors lead to the private balcony, where you can enjoy breathtaking river views and watch the world go by.?

## **Modern Kitchen with Unique Features**

Adjacent to the living area, the modern kitchen boasts integrated appliances and a distinctive porthole window, adding character and charm. The well-appointed design ensures both functionality and style, making cooking a pleasure.?

## **Master Suite – A Private Retreat**

The master bedroom offers a peaceful sanctuary with built-in wardrobes and a sleek ensuite bathroom. Wake up to serene river views and unwind in comfort at the end of the day.?

## **Versatile Second Bedroom**

The second double bedroom provides flexibility, ideal as a guest room, home office, or creative space. Its generous proportions and natural light make it a versatile addition to the apartment.?

## **Additional Amenities for a Comfortable Lifestyle**

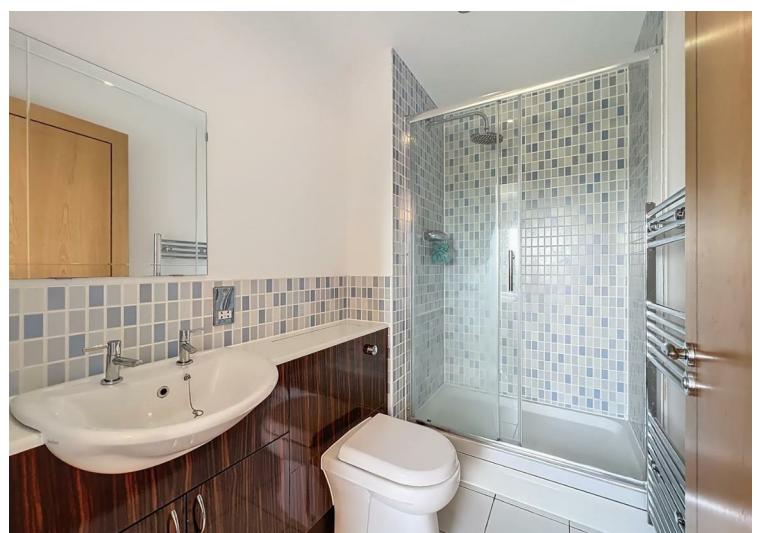
Residents benefit from a range of amenities designed to enhance comfort and security, including a 24/7 concierge service, lift access to all floors, secure gated undercroft parking, and beautifully landscaped communal gardens.?

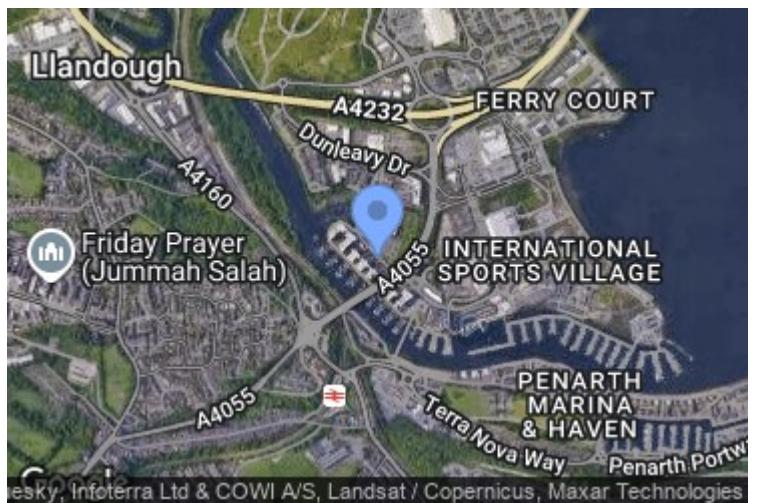
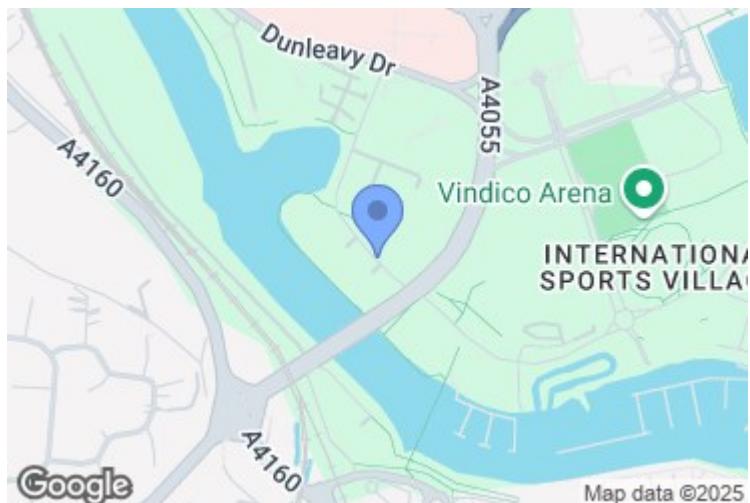
## **Prime Location with Excellent Connectivity**

Situated in Cardiff Bay, Victoria Wharf offers easy access to the city centre and a host of local attractions. Enjoy waterfront walks, dining, and entertainment options, all within close proximity.?

## **Council Tax**

Council Tax Band: E





## Fifth Floor

Approx. 70.8 sq. metres (762.2 sq. feet)



Total area: approx. 70.8 sq. metres (762.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

| Energy Efficiency Rating                    |                   |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92 plus) A                                 | 83                |
| (81-91) B                                   | 68                |
| (69-80) C                                   |                   |
| (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                     |                   |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                   |
|---|-------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current Potential |
| (92 plus) A   |                   |
| (81-91) B   |                   |
| (69-80) C   |                   |
| (55-68) D   |                   |
| (39-54) E   |                   |
| (21-38) F   |                   |
| (1-20) G  |                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                   |
| England & Wales   |                   |
| EU Directive 2002/91/EC   |                   |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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