



**Ravenswood, Victoria Wharf, Cardiff Bay, CF11 0SD**

**£165,000**



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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 a perfect match for those seeking modern living with a touch of serenity. Whether you're a first-time buyer or looking to expand your property portfolio, this residence provides both a lifestyle and an investment opportunity.

## Stylish Entrance and Superior Storage

The moment you enter this spacious apartment, you're welcomed by a generous entrance hall that sets the tone for what's to come. Offering three sizeable built-in storage cupboards, you'll never struggle for space again. These cleverly designed areas provide perfect solutions for coats, cleaning equipment, and all those extras that need a home, ensuring your apartment stays clutter-free.

## 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 thanks to large windows and balcony doors, the space feels bright, airy, and ideal for entertaining. The layout encourages easy flow between the living area, dining space, and kitchen, allowing you to host gatherings with ease. Whether it's a dinner party or a quiet evening with a book, this space accommodates both effortlessly.

Step through to your private balcony, where you can take in breathtaking panoramic views of the River Ely. Imagine enjoying a morning coffee or an evening glass of wine while watching the sunset over the water. This peaceful outdoor retreat adds a sense of luxury and tranquillity that's hard to find in such a central location.

## Modern Kitchen with Unique Design Touches

The contemporary kitchen is a stylish blend of function and form, featuring top-of-the-line integrated appliances including a built-in oven, hob, and fridge-freezer. It's designed with modern living in mind, offering plenty of countertop space for meal prep and sleek cabinetry for storage. A distinctive porthole window brings a nautical flair to the design, perfectly reflecting the waterfront setting of the property.

## Bedrooms Designed for Comfort and Flexibility

The two double bedrooms are designed with both luxury and practicality in mind. The master bedroom is a serene retreat,

complete with built-in wardrobes that maximise storage without sacrificing space. The ensuite bathroom features a luxurious walk-in shower, sleek modern fittings, and high-quality finishes, providing a private, spa-like experience.

The second double bedroom is equally spacious and versatile. Whether you need a guest room or a dedicated home office, this space adapts effortlessly to your lifestyle. The large windows fill the room with light, making it an inviting and comfortable environment for work or rest.

## High-End Bathrooms with Modern Flair

Both bathrooms in this apartment reflect a commitment to modern, stylish living. The main bathroom boasts a sleek, contemporary design with high-quality fixtures, creating a calming space to unwind. Whether it's a quick morning routine or a relaxing evening soak, these bathrooms offer functionality with a dash of elegance.

## The Balcony – Your Private Outdoor Sanctuary

Few properties offer such spectacular river views from their own private balcony. Accessible directly from the living area, the balcony is the perfect place to start your day or wind down in the evening. Its orientation over the River Ely provides not only an ever-changing view but also a tranquil atmosphere that's a rare find in a city setting.

## Premier Amenities – Concierge and Secure Parking

One of the standout features of living at Victoria Wharf is the array of high-end amenities available to residents. Enjoy the peace of mind that comes with a 24/7 concierge service, there to assist with everything from security to receiving parcels, offering a level of convenience that truly enhances your lifestyle.

Parking in Cardiff Bay can be challenging, but that's not a concern for residents of this apartment, thanks to secure gated parking. Your designated space ensures your vehicle is safe and easily accessible, adding an additional layer of convenience and security.

## Beautifully Landscaped Communal Gardens

The beautifully maintained communal gardens offer residents a tranquil green space right on their doorstep. Whether you're taking a leisurely walk or simply enjoying the beautifully landscaped surroundings, this outdoor area is perfect for moments of relaxation.

## Unmatched Location in Cardiff Bay

Living in Cardiff Bay offers the best of both worlds—vibrant city life combined with waterside tranquillity. Victoria Wharf is located within easy reach of the bustling Mermaid Quay, home to an array of restaurants, bars, and shops. You're also just a short distance from the Wales Millennium Centre, a hub of culture and arts, making it ideal for those who love theatre, music, and live performances.

For those who enjoy outdoor activities, the Cardiff Bay Barrage offers scenic walks, cycle paths, and the opportunity to take in the stunning views across the bay. Cardiff city centre is only a short drive or public transport ride away, making commuting a breeze for professionals working in the city.

## A Smart Investment Opportunity

With its prime waterfront location, modern design, and abundance of amenities, this apartment is an ideal investment. Whether you're looking for a personal home or a rental property in a high-demand area, this is an opportunity not to be missed. Cardiff Bay continues to grow in popularity, making now the perfect time to invest in this dynamic and exciting neighbourhood.

## Viewing Highly Recommended

To truly appreciate the luxurious lifestyle and excellent location this apartment offers, viewing is essential. Experience firsthand the seamless blend of modern design, convenience, and stunning natural surroundings that make this Victoria Wharf apartment a standout choice in Cardiff Bay.

## Tenure and Council Tax

Leasehold with approximately 105 years remaining  
Annual Service Charge: £4,408.52 (including Buildings Insurance and Water Rates)  
Ground Rent: £150.00 per annum  
Council Tax Band: E

## Please Note

All buyers are required to complete a digital Anti-Money Laundering (AML) check via MoveButler as part of the legal compliance process. This is a mandatory requirement, and a £20 fee per person is payable directly to MoveButler. The purchase cannot proceed without successful completion of this check.





## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (B2 plus) A		83	
(B1-91) B		68	
(69-40) C			
(55-48) D			
(39-34) E			
(21-38) F			
(1-49) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (B2 plus) A			
(B1-91) B			
(69-60) C			
(55-58) D			
(39-54) E			
(21-38) F			
(1-26) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Tel: 02920 310 555

Email: info@harryharper.co.uk