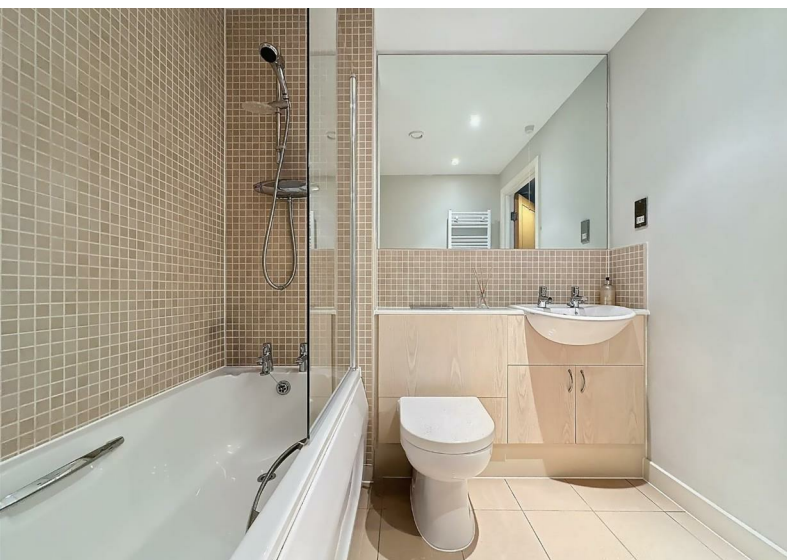




**Roma, Victoria Wharf, Cardiff Bay, CF11 0SH**

**Offers In Excess Of £170,000**





# Roma, Victoria Wharf, Cardiff Bay, CF11 0SH

## Offers In Excess Of £170,000



### Embrace Elevated Cardiff Bay Living

Welcome to this immaculate 7th-floor, 2-bedroom apartment in the heart of Cardiff Bay, set within the prestigious Roma, Victoria Wharf development. Offering an unrivalled blend of style, comfort, and waterfront tranquillity, this property promises an exceptional living experience that combines the energy of Cardiff Bay with the privacy and peace of a secure, gated community. This move-in-ready apartment is perfect for those looking to make a seamless transition into a new home.

### Wake Up to Water Views and a Private Balcony Oasis

One of the most desirable features of this apartment is the captivating water views. Imagine starting each morning with a peaceful view of Cardiff's iconic waterfront, right from the comfort of your private balcony. This space is more than just a balcony—it's an outdoor living area where you can unwind, entertain friends, or simply enjoy the stunning scenery Cardiff Bay has to offer. Whether it's a morning coffee or an evening drink, your private balcony brings the best of Cardiff Bay's scenic charm to your doorstep.

### Contemporary Open-Plan Living for Modern Lifestyle

Step inside, and you're greeted by a bright, open-plan living area that's perfect for today's lifestyle. This thoughtfully designed space flows naturally from the lounge to the dining area and into the fully fitted kitchen, creating an inviting environment that's perfect for entertaining or relaxed evenings at home. The large windows flood the living space with natural light, enhancing the sense of openness and offering ever-present views of the water.

The kitchen is equipped with top-of-the-line integrated appliances, including a washer/dryer, fridge/freezer, and dishwasher, making it a truly functional and stylish space. With sleek cabinetry, ample counter space, and a convenient food waste disposal system (Insinkerator), this kitchen is ready to meet all your culinary needs. Whether you're a seasoned chef or just enjoy the occasional meal prep, the layout and features make cooking here a pleasure.

### Luxurious Master Suite with En-Suite

This apartment features two well-proportioned double bedrooms, each designed with comfort and flexibility in mind. The master bedroom is a peaceful retreat, complete with its own en-suite shower room, adding a touch of privacy and convenience. Neutral decor, plush carpeting, and soft lighting create a warm, inviting atmosphere—an ideal space to relax and recharge.

### Generous Second Bedroom

The second bedroom is equally versatile and spacious. It can comfortably serve as a guest bedroom, a home office, or even a hobby room, accommodating your lifestyle needs. Both rooms are tastefully decorated, allowing you to easily personalise the space to make it your own.

### Premium Amenities for Comfort and Convenience

Living at Roma, Victoria Wharf comes with an array of premium amenities designed to enhance your daily life. One of the standout features is the 24/7 concierge service, providing round-the-clock support and adding an extra layer of security. The concierge is there to assist with deliveries, provide information on local services, and address any building-related concerns. This service makes city living easy and stress-free, allowing you to focus on enjoying your new home.

For those who drive, the secure undercroft parking is a valuable feature. With your allocated parking space, you'll have peace of mind knowing your vehicle is protected and conveniently close. In addition to the secure resident parking, there is ample visitor parking available, so friends and family can visit with ease.

### Beautifully Landscaped Communal Gardens

Step outside your apartment, and you'll find beautifully landscaped communal gardens—a rare gem in the heart of Cardiff Bay. These lush green spaces offer a serene retreat from the urban pace, with seating areas thoughtfully placed throughout for residents to enjoy. Whether you're looking to catch up on a book, chat with neighbours, or simply soak up some fresh air, these gardens provide a relaxing and picturesque environment right on your doorstep.

### Ideal Location in Vibrant Cardiff Bay

Roma, Victoria Wharf is ideally located to offer the best of Cardiff Bay living. Known for its dynamic atmosphere, Cardiff Bay boasts an impressive selection of bars, restaurants, and cafes, making it a destination for food and entertainment enthusiasts. Enjoy waterfront dining with a view, take a leisurely stroll along the bay, or explore the boutiques and shops scattered throughout the area.

For arts and culture lovers, the Wales Millennium Centre is nearby, offering an array of performances, from theatre to live music. Additionally, the bay hosts numerous events and festivals year-round, bringing the community together and adding vibrancy to the area. Living here means having access to the full range of Cardiff's offerings, all within walking distance.

### Low-Maintenance and Ready for Move-In

This apartment has been meticulously maintained to ensure a smooth move-in experience. The hot water cylinder was replaced just three years ago and is serviced annually, meaning you can settle in with peace of mind. The property's well-maintained condition reflects the care and attention of its previous owners, making it a truly move-in-ready home for the new residents.

### A Smart Investment with a Secure Leasehold

With a leasehold term of 105 years, this apartment offers a secure and long-term investment opportunity in Cardiff's thriving property market. The development's commitment to high standards, including safety and quality assurances, adds an additional layer of confidence for future owners. As a leaseholder, you'll benefit from the recent agreed improvements, such as cladding updates funded by the developers, ensuring compliance with the latest safety regulations and enhancing the property's value and safety.

### Financial Transparency and Assistance

Ground rent for this property is set at £150.00 per annum, while the service charge, which includes water rates and buildings insurance, is approx £3,600.00 per annum. This fee covers essential building services, maintenance of communal areas, and the 24/7 concierge, offering full transparency for your budgeting. For prospective buyers, mortgage advice is available upon request, making it easy to explore your financing options and simplify the buying process.

### The Perfect Cardiff Bay Lifestyle Awaits

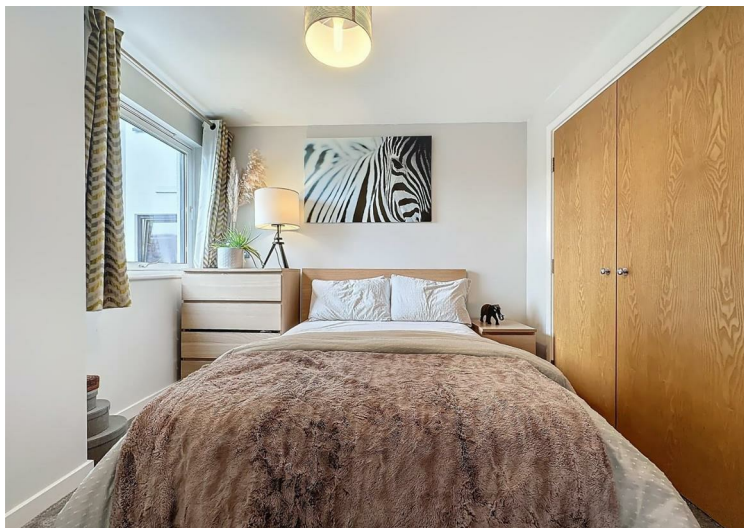
For those ready to experience the best of Cardiff Bay, this apartment at Roma, Victoria Wharf offers a rare blend of luxury, convenience, and scenic beauty. With its spacious living areas, premium amenities, and unbeatable location, it's an ideal choice for professionals, couples, or anyone looking to invest in Cardiff's vibrant property market.

Whether you're drawn by the promise of waterfront living, the convenience of city access, or the security of a private gated community, Roma, Victoria Wharf has something unique to offer. This apartment is more than just a home; it's a lifestyle, your new Cardiff Bay life is ready to begin.

Arrange a viewing today and discover what makes this apartment truly exceptional. Don't miss your chance to live in one of Cardiff's most desirable developments—book your visit now and start imagining your new life at Roma, Victoria Wharf.

### Council Tax

Band E.







**Seventh Floor**  
Approx. 72.3 sq. metres (778.2 sq. feet)



Total area: approx. 72.3 sq. metres (778.2 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 nor guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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.