



**Guide Price £280,000 Alexandria, Victoria Wharf, Watkiss Way, Cardiff CF11 0SF**



- Penthouse Apartment
- Three Double Bedrooms
- Furniture can be Included Within Sale
- Large Balcony with Water Views
- Allocated Parking
- Proven Rental Income of £1850 pcm



Step out onto the spacious terrace that commands impressive, far-reaching views, making it an ideal place to unwind and relish the scenic beauty. The under cover parking further adds to the convenience.

In summary, this charming residence offers a bright and spacious interior, complete with modern amenities, tasteful finishes, and remarkable views.

The property is currently rented until February 2024 (then a 6 month notice period) and has a proven rental income of £1850.00 pcm.

We are aware that Taylor Wimpey have confirmed

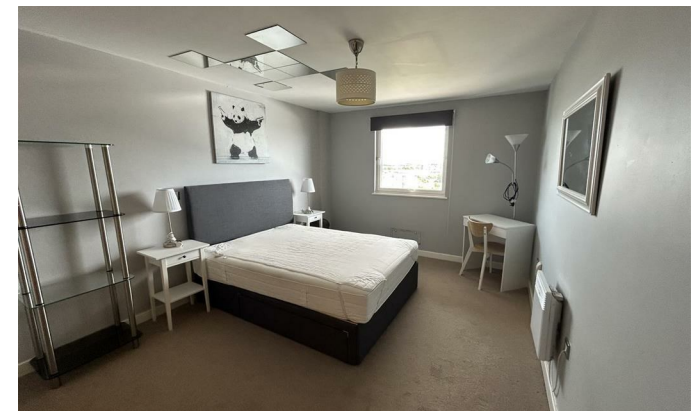
that they will be completing necessary remediation leading to an EWS1 certificate that will not be at any cost any of the leaseholders. We have also been made aware that TBS are currently lending on properties with cladding issues where work has been confirmed to rectify the issue. This is assessed on a property by property basis.

**Further Details**

Annual Service Charge - £5,376.00

Annual Ground Rent - £150.00

Years Remaining on Lease - 983





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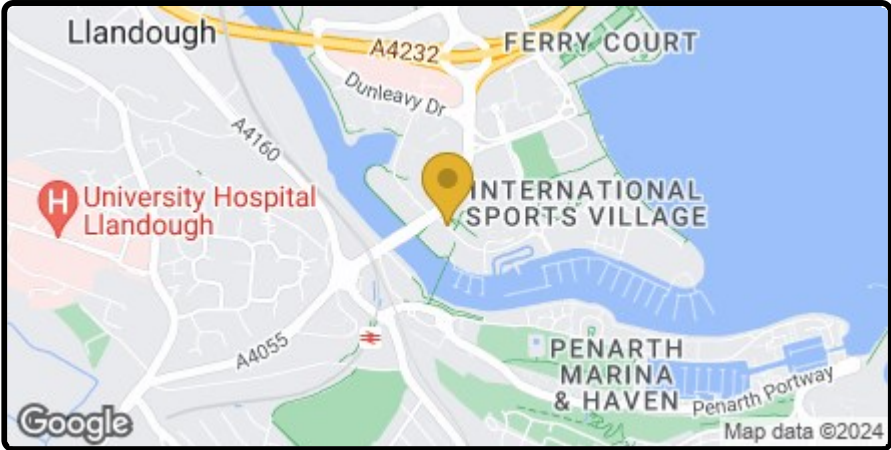
Coming in this Penthouse you have the entrance which has two fitted storage cupboards, providing convenience and practicality. The hallway leads you gracefully to the bright and spacious Lounge, offering an abundance of natural light through large full-length windows and sliding doors that open to the charming terrace, boasting breath-taking views over Cardiff Bay. The Lounge presents ample space to accommodate a variety of furniture arrangements, complemented by a fitted carpet and a radiator.

The Kitchen exudes both style and functionality, fitted with an array of wall and base units complemented by elegant worktops. You will find a stainless steel mixer tap sink unit and a concealed extractor hood above the four-ring hob, along with integrated appliances for modern convenience. The tiled splash back and tiled flooring enhance the aesthetics while providing easy maintenance. The double glazed window adds to the natural brightness within.

Discover Bedroom One, where you'll find a delightful double glazed window that invites natural light into the room. The fitted storage cupboard allows for seamless organization, and the fitted carpet and radiator ensure a cozy atmosphere. The attached En-Suite boasts three-piece suite, featuring a walk-in shower enclosure, a vanity wash basin unit, and a low-level WC. The partial tiling and ceiling spotlights add to the luxurious appeal.

Two more inviting bedrooms await your exploration. Bedroom Two features a double glazed window, fitted storage cupboard, fitted carpet, and a radiator, while Bedroom Three offers a similar setting with a double glazed window, fitted carpet, and a radiator.

The main Bathroom presents another three-piece suite that includes a refreshing panel bath with an overhead shower attachment, a vanity wash basin unit, and a low-level WC. Partial tiling, a heated towel rail, and ceiling spotlights complete the contemporary look.



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	

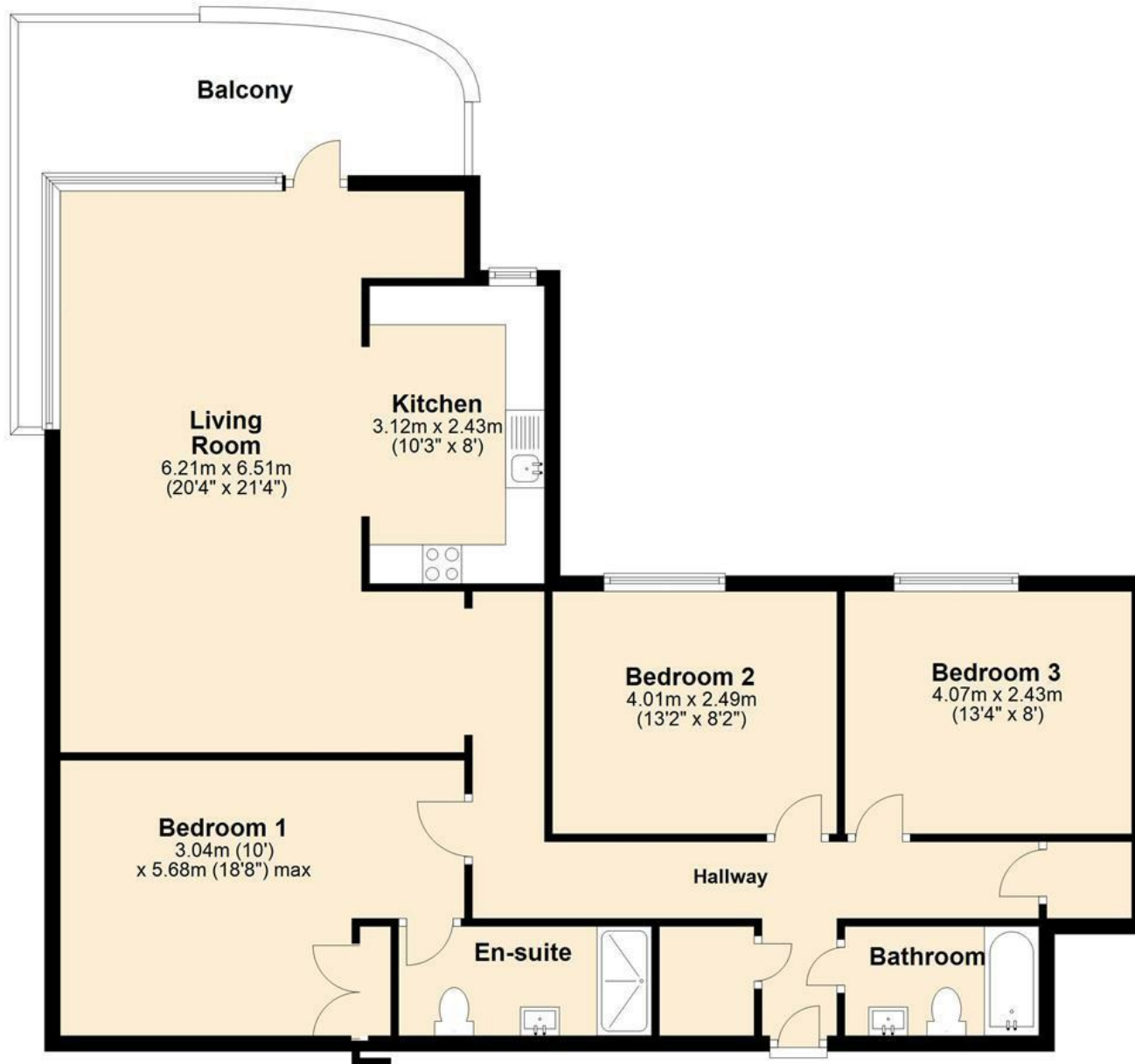
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## Top Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

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