



# Apartments for sale



- New fully fitted kitchens
- New Bathrooms
- Double Glazed
- Electric Heating
- Entry Phone System
- Vibrant City Centre Location
- Completion August 2003
- 5 minutes walk to Rail and Bus Stations
- Fitted Carpets throughout with wooden laminate flooring to kitchen/bath room



0845 6030 888

[www.loft-co.com](http://www.loft-co.com)



Victoria House is an elegant five storey building located a short walk from the vibrant town centre of Cardiff.



These refurbished apartments will be finished to a high specification, with fully fitted bathrooms and kitchens. Each apartment has fitted carpets and wood laminate floors throughout, with double glazing to all windows. An entry phone system gives you peace of mind and convenience of use. Ideally located for easy access to Cardiff city centre, with its excellent shopping, and vibrant nightlife.

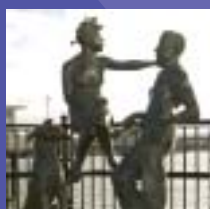


Victoria House comprises 17 apartments, with 1 and 2 bedrooms available, arranged on the 1st, 2nd and 3rd floors.

**Tenure** 125 year lease with 50 years ground rent increasing £25 every 25 years



Service Charge to cover, insurance, maintenance, window cleaning/cleaning of common stairways and halls.



Apartment	M <sup>2</sup>	Ft <sup>2</sup>	Apartment	M <sup>2</sup>	Ft <sup>2</sup>
<b>First Floor</b>			<b>Third Floor</b>		
10	96.56	1,039	4	32.47	350
11	66.21	713	5	52.65	567
			6	32.48	350
			14	38.61	416
			15	41.22	444
<b>Second Floor</b>			<b>Fourth Floor</b>		
1	32.47	350	7	32.47	350
2	52.65	567	8	52.65	567
3	32.48	350	9	32.48	350
12	38.61	416	16	38.61	416
13	41.22	444	17	41.22	444