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Newport Road  
CITY CENTRE

CARDIFF VALE CAERPHILLY BRISTOL





*An impressive Duplex that boasts many original features of the church as well as two bathrooms. Apartments 9,10 and 11 would make excellent buy to let investments. Given how unique the development is, it would also prove popular for short term stays.*

Comments by Mr Elliott Hooper-Nash



**Property Specialist**  
**Mr Elliott Hooper-Nash**  
Director

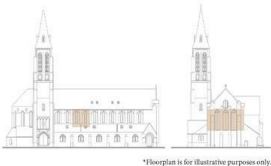
Elliott@jeffreygross.co.uk



 PLOT 10 - DUPLEX



82.57 Sq.M.

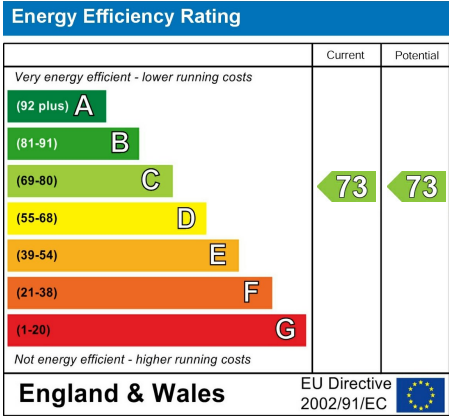


\*Floorplan is for illustrative purposes only.

*We had a vision to create something truly unique and something that would last. We ensured across the development that there would be no compromise on materials, detail or design and that we wanted to create an elegant quality finish across all apartments.*

Comments by the Homeowner





**Entrance Hallway 8'0" x 4'10" (2.45m x 1.48m)**  
Stairs to first floor

**Open plan Living / Dining / Kitchen 25'2" x 15'9" widest (7.68m x 4.82m widest)**

**To the first floor**

**Bedroom One 15'9" x 11'6" (4.81m x 3.51m)**

**Ensuite 7'1" x 4'8" (2.16m x 1.43m)**

**Bathroom 5'10" x 5'6" (1.79m x 1.68m)**

**Bedroom Two 8'9" x 15'10" (2.69m x 4.83m )**

**Lease length**  
We are informed that there will be a new lease on completion of 999 years.

**Council Tax**  
Band - C

**Additional Information**  
Our rental department have advised a rental figure of £1,500 per month.

**Tenure**  
We are advised by our client that the property is Leasehold with 1/15 share of the Freehold. This is to be confirmed by your legal advisor.

**Service Charges**  
We have been informed that the service charge is in the region of £1,697.42 per annum, but this is to be confirmed by your solicitor





# Newport Road


City Centre, Cardiff, CF24 0DS


Prices From

£275,000

 2 Bedroom(s)

 2 Bathroom(s)

 876.00 sq ft



Contact our

Llanishen Branch

02920 499680

Prices from £275,000 on our remaining 2 bedroom duplex apartments PLOTS 9 & 11.

Architecturally designed to create unique environments within this beautiful building. The combination of traditional features, contemporary glazing and exposed beams in the upper floors make this a special place to live. St James Church is set in a vibrant location in the heart of Cardiff City Centre which makes the development perfect for culture, business, education, dining, shopping and everything else Cardiff has to offer. The most prestigious Cardiff Church residential development demands a specification to equal its importance. With no compromise on materials, detail or design to create an elegant quality finish.





CARDIFF

VALE

CAERPHILLY

BRISTOL

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