



Meridian Plaza Bute Terrace, Cardiff CF10 2FQ

welcome to

Meridian Plaza Bute Terrace, Cardiff

A superb size apartment in Cardiff City Centre within walking distance to many amenities & transport links. This modern accommodation includes impressive features such as oak flooring, modern fitted kitchen, underfloor heating.

Lounge / Kitchen / Bedroom

23' 4" max x 13' 8" max (7.11m max x 4.17m max)

Television point, engineered oak flooring, underfloor heating, telephone point.

Integral dishwasher, fridge freezer, wall and base unit, BOSCH microwave, sink and drainer, splash back tiles.

Built in wardrobe, BOSCH washing machine, storage cupboard

Bathroom

7' 2" max x 5' 4" max (2.18m max x 1.63m max)

Heated towel rail, wc, panel bath with shower, wash hand basin, fitted shelf, inset light and fully tiled wall and floor.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Cardiff

- City Centre
- Oak flooring with underfloor heating
- Allocated Parking
- Local Amenities Nearby
- Public Transport Around The Area

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



view this property online allenandharris.co.uk/Property/CRP107339



Property Ref:
CRP107339 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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