



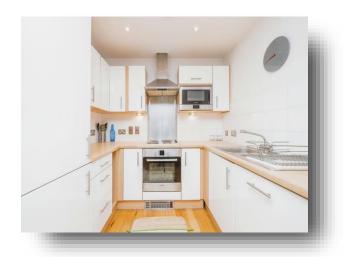




## welcome to

# **Meridian Plaza Bute Terrace, Cardiff**

A spacious apartment with access to the beautiful views of Cardiff, plenty of natural lighting with an open plan kitchen area. Eateries and shops nearby, two shopping centres, public transport links and a variety of attractions such as, Cardiff Castle, Sophia Gardens, Cardiff Market and the museum!













### **Entrance Porch**

Intercom system, underfloor heating, access to all rooms.

## **Utility Store Room**

Washer dryer and hot water tank.

## Lounge

16' 2" Max x 14' 7" ( 4.93m Max x 4.45m )

Television point, Internet point, spotlights, access to balcony and kitchen as well as engineer oak flooring with underfloor heating.

#### Kitchen

7' 9" x 6' 7" ( 2.36m x 2.01m ) One and half sink with dryer, integral oven with hob,

BOSCH microwave and BOSCH integrated dishwasher.

### **Bedroom One**

12' x 9' (3.66m x 2.74m)

Television point, underfloor heating, frosted windows and built in double wardrobe.

#### **Bathroom**

8' 2" x 4' 9" ( 2.49m x 1.45m )

Heated towel rail, wc, wash hand basin, bath and shower, tiled throughout, wall mounted mirror.





## welcome to

## Meridian Plaza Bute Terrace, Cardiff

- City Centre Location
- **Great Views Of Cardiff**
- Local Amenities Nearby
- Balcony
- **Excellent Transport Links**

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

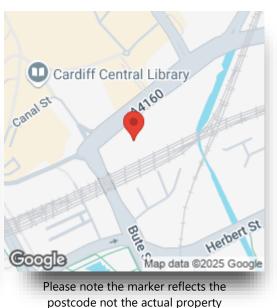
offers in excess of

£135,000









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Property Ref: CRP107324 - 0022 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 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 property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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



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029 2022 5700



209 Cathedral Road, Pontcanna, CARDIFF, South Glamorgan, CF11 9PN

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