



**Meridian Plaza Bute Terrace, Cardiff CF10 2FQ**

**welcome to**

**Meridian Plaza Bute Terrace, Cardiff**

PARKING! This brilliant modern upper floor apartment is set in the heart of Cardiff city centre within close proximity to many restaurants cafes and the shopping mall. The building is very modern and secure with lift and concierge facilities. This attractive apartment also has a lovely size balcony.



### **Communal Entrance**

Entered via code, foyer with sitting area, letter boxes and concierge desk, access to lift and stairs

### **Entrance Hall**

9' 2" x 8' 8" ( 2.79m x 2.64m )

L shaped hall way, engineed oak flooring, airing cupboard door to storage cupboard, all bedroom and main living room.

### **Kitchen**

11' 1" max x 7' 5" ( 3.38m max x 2.26m )

Fitted with wall and base units with laminite work top, integral appliances comprising, Bosch microwave, Bosch fridge freezer, built in dishwasher and oven with extractor hood, sink with drying rack.

### **Lounge & Diner**

21' 9" max x 11' 9" ( 6.63m max x 3.58m )

TV and Internet point, access to balcony, engineed oak flooring, under floor heating.

### **Bedroom One**

16' 6" max x 8' 6" ( 5.03m max x 2.59m )

Double glazed windows, carpeted, under floor heating, access to en suite, built in wardrobe.

### **En Suite**

Heated towel rail, WC, wash hand basin, shower and tiled throughout.

### **Bedroom Two**

15' 9" max x 8' 2" ( 4.80m max x 2.49m )

Built in wardrobe, carpeted, double glazed windows, TV point, under floor heating.

### **Bathroom**

5' 5" max x 8' 1" ( 1.65m max x 2.46m )

Hand basin, heated towel rail, tiled throughout, bath and shower, mirror.



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welcome to

Awaiting Photograph

## Meridian Plaza Bute Terrace, Cardiff

- City Centre modern apartment
- Two double bedrooms one en suite
- Family bathroom, Under floor heating
- Balcony with attractive views
- Allocated parking, Concierge service

Tenure: Leasehold EPC Rating: B

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 the region of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107457 - 0009

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