



Meridian Plaza Bute Terrace, Cardiff CF10 2FQ

welcome to

Meridian Plaza Bute Terrace, Cardiff

This brilliant & contemporary, 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, engineered 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 laminate 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, engineered 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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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

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107457 - 0020

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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