



Meridian Plaza Bute Terrace, Cardiff CF10 2FQ

welcome to

Meridian Plaza Bute Terrace, Cardiff

A modern one bedroom apartment, situated in the heart of the City Centre, within walking distance to all the amenities it has to offer and excellent transport links. This accommodation includes features such as two patio doors to a corner balcony, engineered oak flooring and underfloor heating!



Entrance Hall

Engineered Oak flooring, under floor heating, door to utility room which houses hot water tank and space for washing machine, intercom system, storage cupboard and doors to bedroom, living room and bathroom.

Lounge

16' 3" max x 14' 5" max (4.95m max x 4.39m max)

Two patio doors to corner balcony with views of Cardiff, The Bay and The Bristol Channel, TV & Phone point and inset lights.

Kitchen

8' 5" x 6' 6" (2.57m x 1.98m)

Wall & Base unit, inset lights, integral fridge freezer, hobs, dishwasher, microwave, one and a half skin, oven and extractor hood.

Bedroom

12' 1" x 8' 9" (3.68m x 2.67m)

Obscured double glazed window to rear, built in wardrobe, TV & telephone point and carpeted.

Bathroom

Bath with mixer tap and shower head, heated towel rail, wash hand basin, fully tiled floor and walls, mirrored wall and inset lights.



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Meridian Plaza Bute Terrace, Cardiff

- Allocated Parking Space
- Corner Balcony with Exceptional Views
- Spacious One Bedroom Apartment
- Underfloor Heating
- Engineered Oak Flooring

Tenure: Leasehold EPC Rating: E

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.

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107516 - 0005

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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