



Meridian Plaza Bute Terrace, Cardiff CF10 2FQ

welcome to

Meridian Plaza Bute Terrace, Cardiff

Modern 2-Bedroom Apartment in Meridian Plaza, Cardiff City Centre

Stylish apartment featuring an open-plan kitchen/living area with private corner balcony, two double bedrooms (main with en-suite and built-in wardrobe), and a contemporary bathroom. Benefits include allocated parking and secure entry

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Wood flooring, access to all rooms, electric points, intercom, access to two storage cupboards

Kitchen / Lounge Area

21' Max x 18' 2" Max (6.40m Max x 5.54m Max)

Lounge

Wood flooring, electric points, spot lights, TV point,

double glazed sliding door access to balcony.

Kitchen

Wall and base units, oven, hob with splash back and extractor hood, partially tiled, built in microwave, fridge, freezer, washer dryer, dishwasher and electric points.

Bedroom One

15' 2" Max x 8' 7" Max (4.62m Max x 2.62m Max)

Laminate flooring, spot lights, double glazed window to side, built in wardrobe, access to En Suite, electric points.

En Suite

Tiled walls and floor, heated towel rail, WC, handwash basin, shower, spot lights.

Bedroom Two

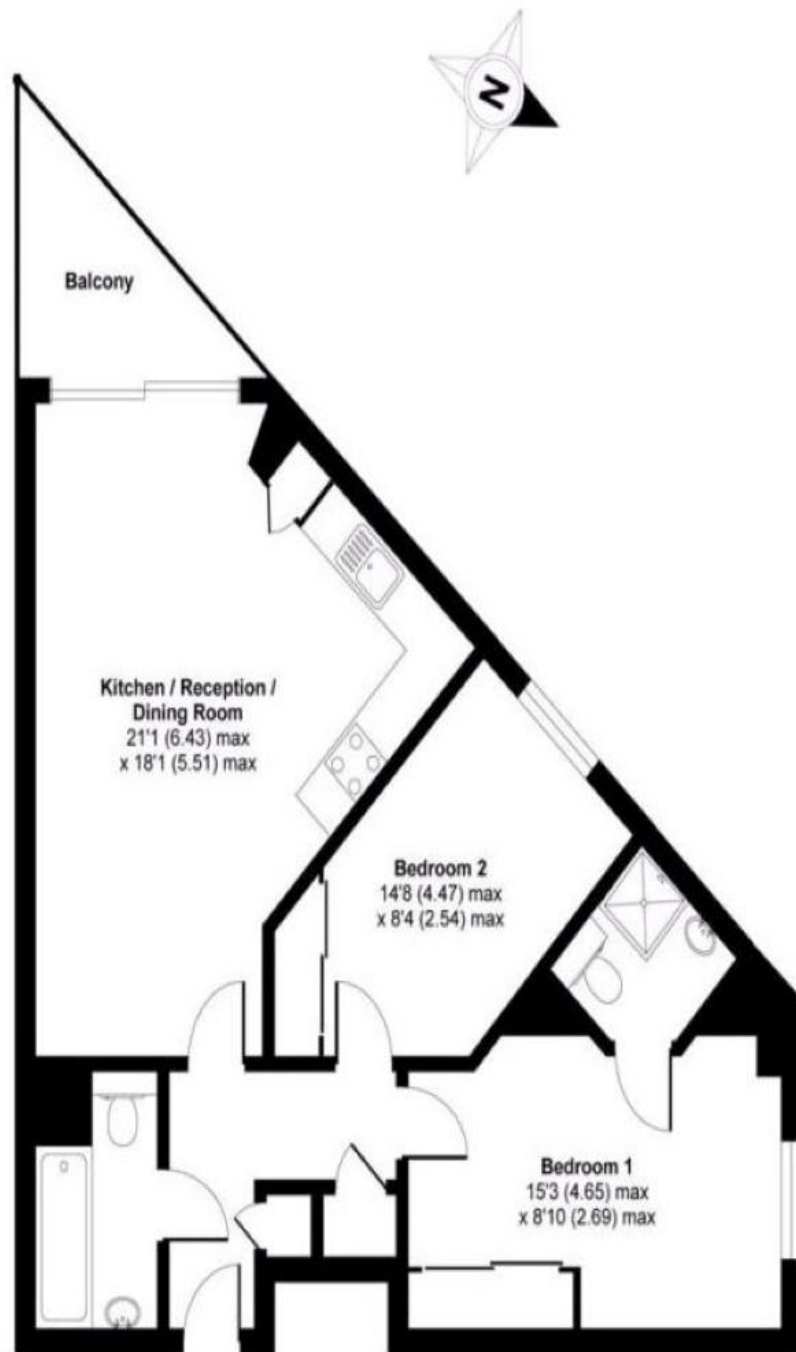
8' 3" Max x 14' 7" Max (2.51m Max x 4.45m Max)

Laminate flooring, double glazed window to front, built in wardrobe, electric points, spot lights.

Bathroom

8' Max x 4' 9" Max (2.44m Max x 1.45m Max)

Tiled walls and floor, WC, handwash basin, bath with overhead shower, spot lights, heated towel rail, electric shaver point.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Allocated Parking Space
- Corner Balcony with Exceptional Views

Tenure: Leasehold EPC Rating: B

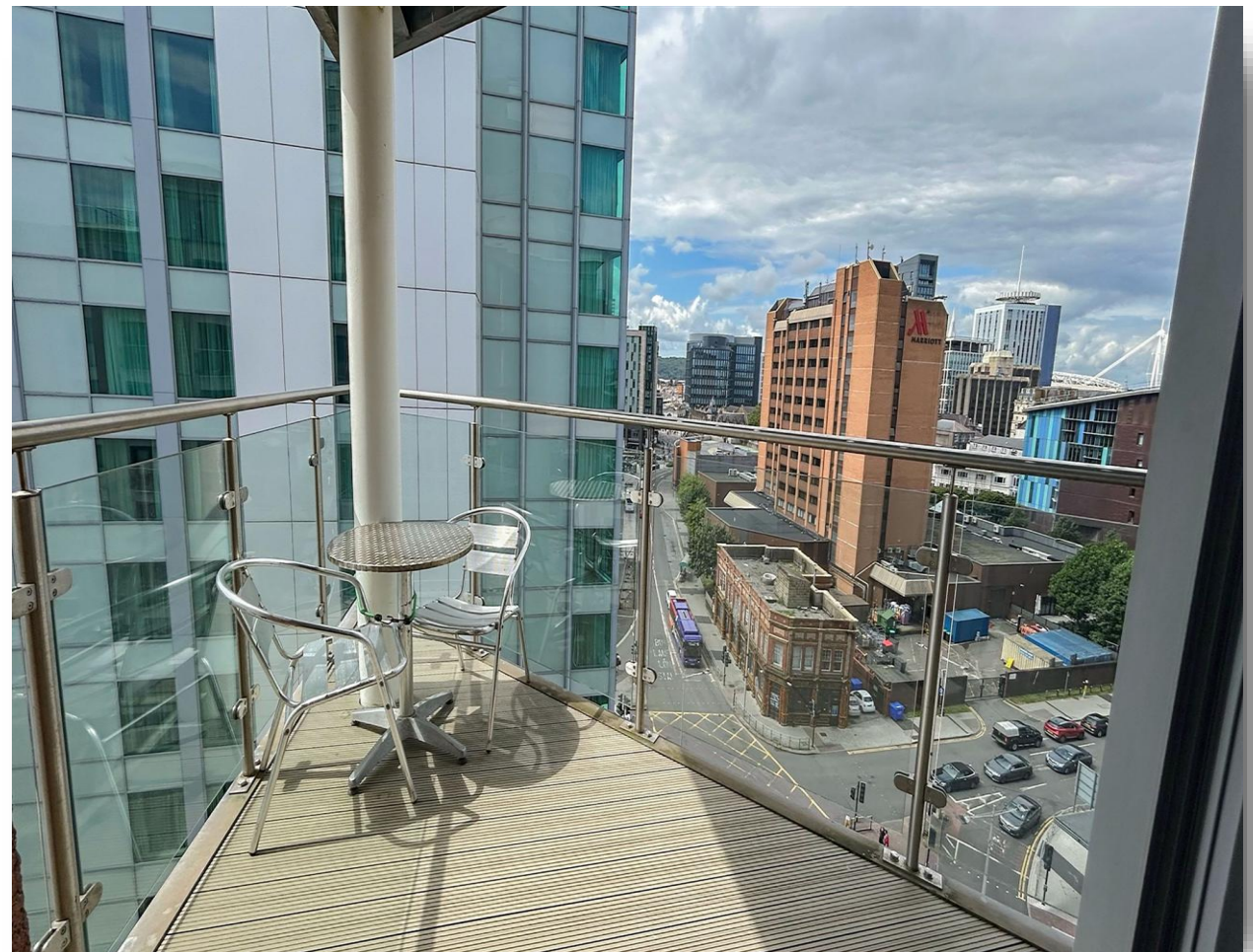
Council Tax Band: E Service Charge: 2788.79

Ground Rent: 200.00

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.

guide price

£200,000



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Property Ref:
CRP108000 - 0004

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