



Meridian Plaza Bute Terrace, Cardiff CF10 2FQ

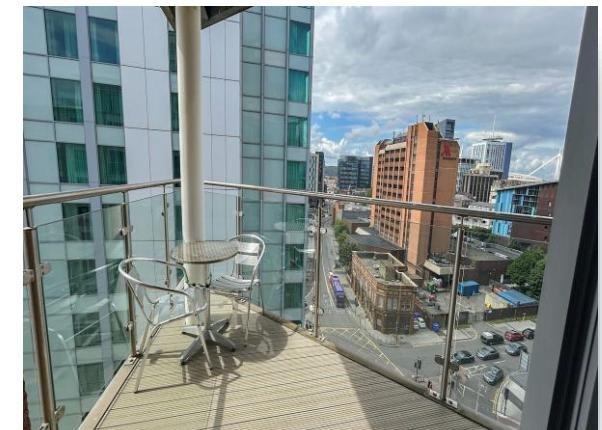
 allen & harris

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



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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welcome to

Meridian Plaza Bute Terrace, Cardiff

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

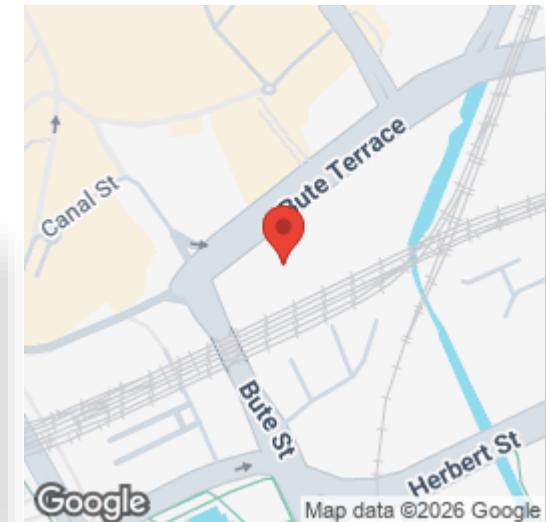
Tenure: Leasehold EPC Rating: B

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.

£220,000



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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.



Property Ref:
CRP108035 - 0003



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