

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



BUTE TERRACE  
CARDIFF CENTRE



**HALL**

**LIVING DINING**

**OPEN PLAN KITCHEN**

**BEDROOM 1**

**ENSUITE**

**BEDROOM 2**

**BATHROOM**

**PARKING**

Allocated parking space in gated car park

**TENURE**

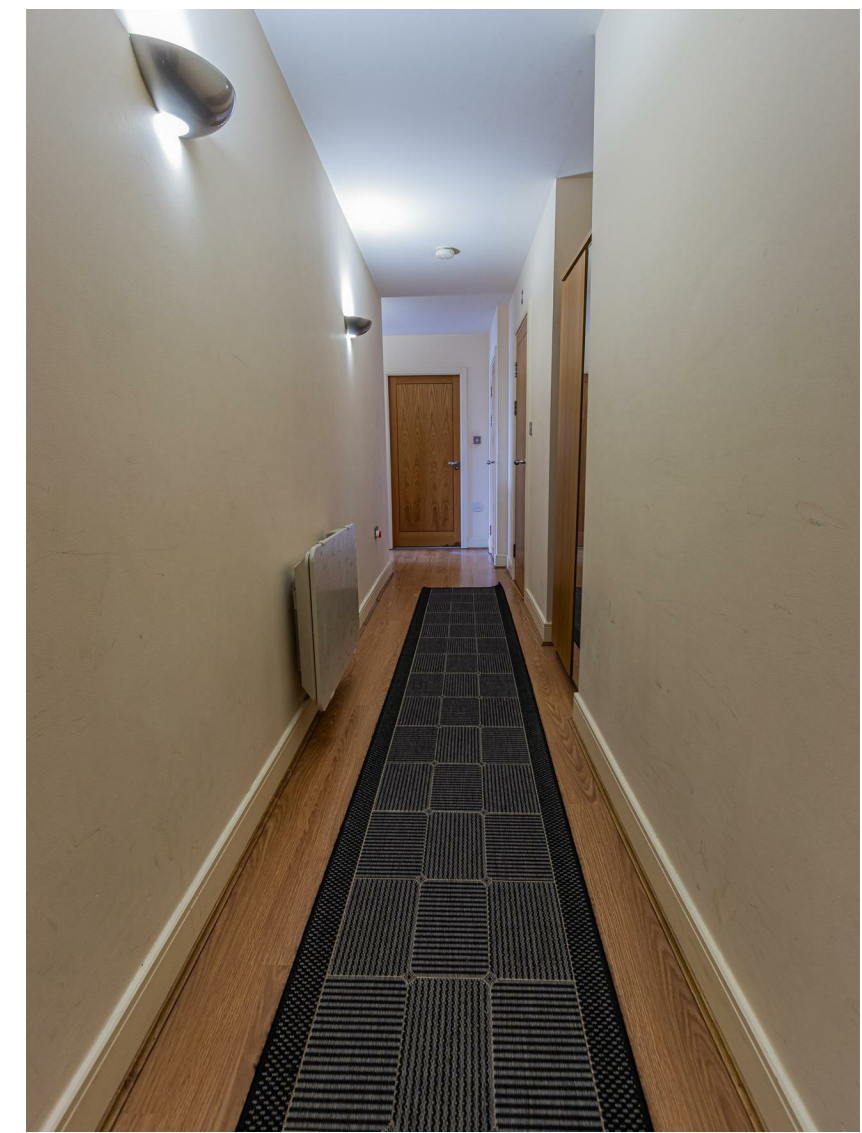
Leasehold, with approx 105 years remaining from 2023, but this is to be confirmed by your solicitor

**CHARGE**

We have been informed that there is approx. ground rent of £150py, & a service charge of £3,770 py, but this is to be confirmed by your solicitor

**COUNCIL TAX**




Band - G





## BUTE TERRACE

CARDIFF CENTRE, CF10 2FH -  
£210,000

 2 Bedroom(s)  2 Bathroom(s)  517.00 sq ft

\*\*\* Guide Price £210,000 - £220,000 \*\*\* Located in the heart of Cardiff City centre, is this well presented 2 DOUBLE BEDROOM apartment for sale. The property offers fantastic water views over Cardiff towards Penarth and the Bristol Channel.

The accommodation briefly comprises: entrance hall with storage, open plan living dining area, with modern kitchen, newly fitted bathroom, 2 great size bedrooms, with the main benefiting from a ensuite shower room.

The apartment also boasts from allocated parking and NO CHAIN.

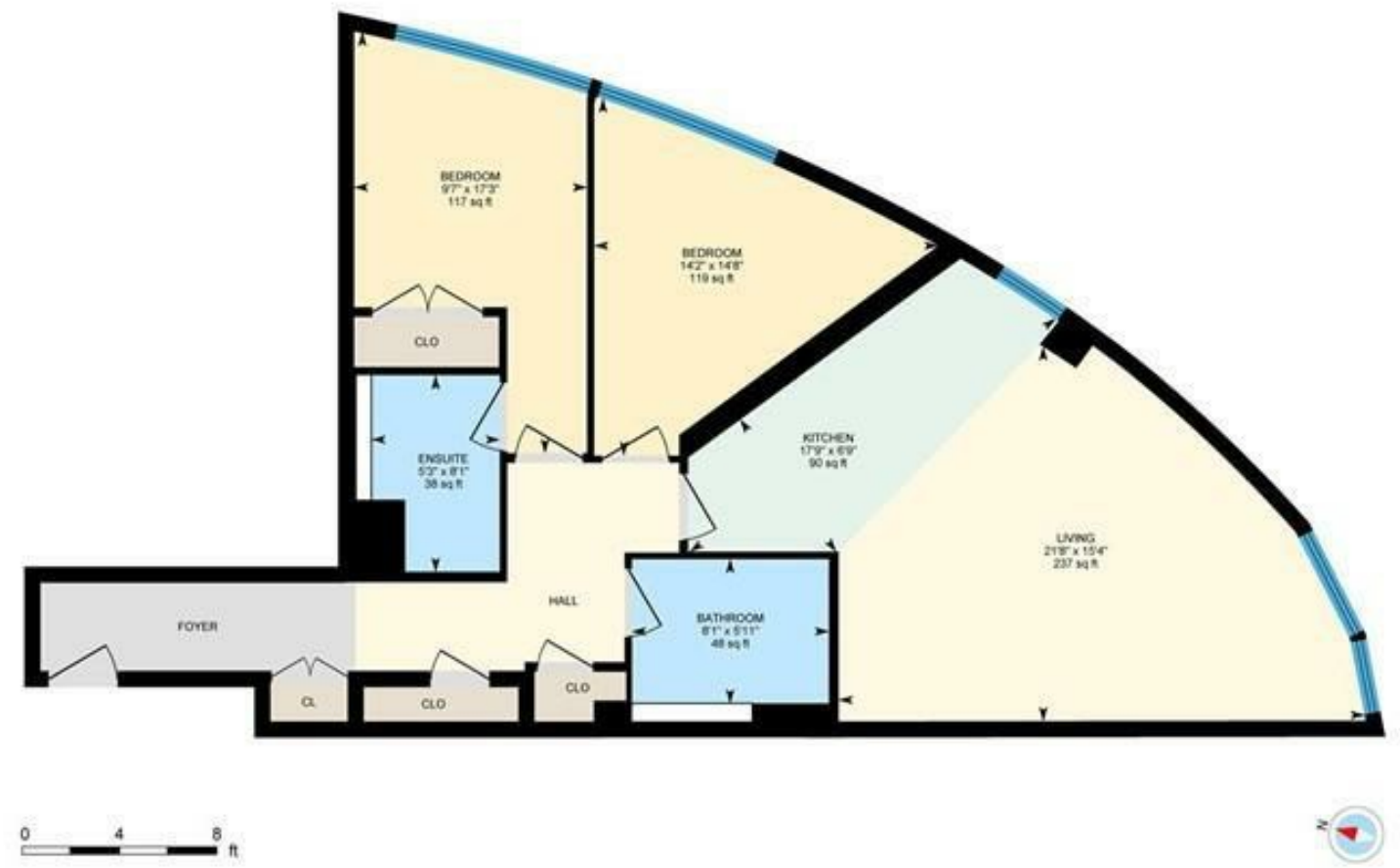
Please contact us for further info.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
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Branch manager





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	77	85
	EU Directive 2002/91/EC	