



St James

D I V I N E R E - I N V E N T I O N

W W W . S T J A M E S C A R D I F F . C O . U K





ST JAMES CHURCH

Visit our magnificent collection of luxury apartments and townhouses to experience for yourself how location, design, material and expert craftsmanship can combine for the ultimate lifestyle.





STATE OF THE ART DESIGN

For many people, the kitchen is the true heart of the home. That's why every magnificent contemporary kitchen in St James Church is individually designed and fitted with modern appliances.





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No compromise on materials, detail or design to create an elegant quality finish.

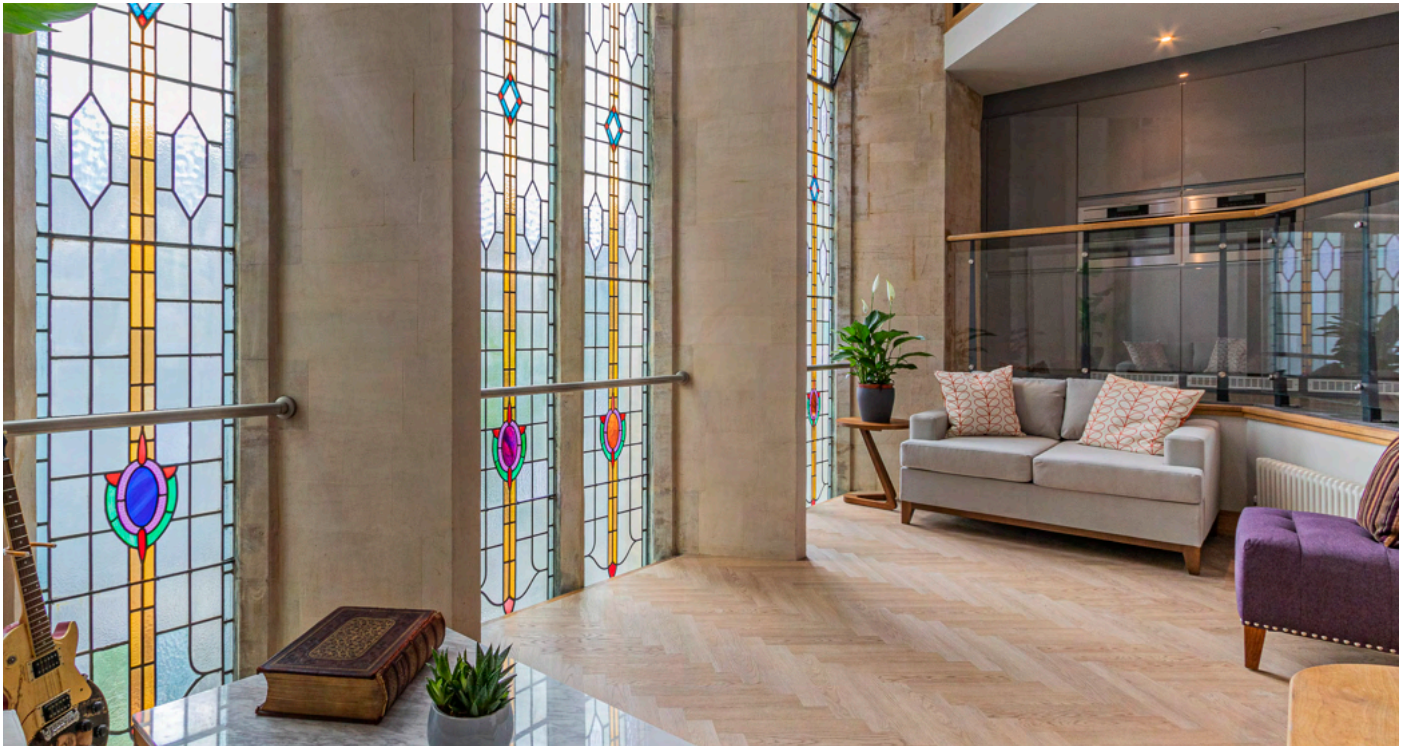






EXQUISITE SOPHISTICATION

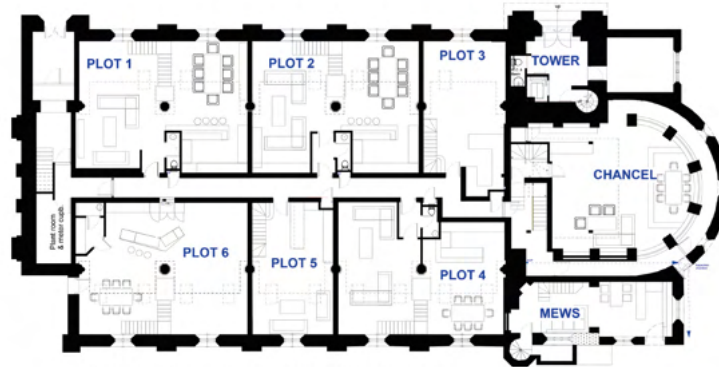
St James Church offers an impressive and remarkable collection of generously proportioned luxurious bedrooms for sleeping and dressing, creating a haven of peace for relaxing and unwinding at the end of a busy day.



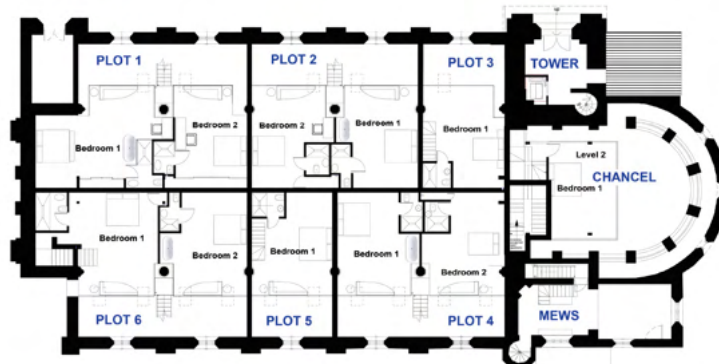


SITEPLAN

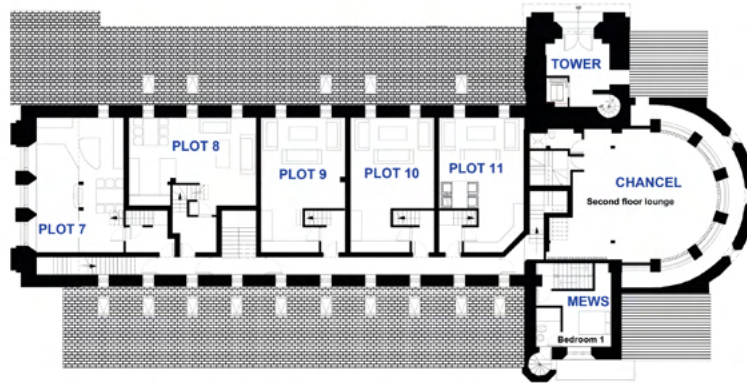
Architecturally designed to create unique environments within this beautiful building. The combination of traditional features, contemporary glazing and exposed beams in the upper floors make this a special place to live.



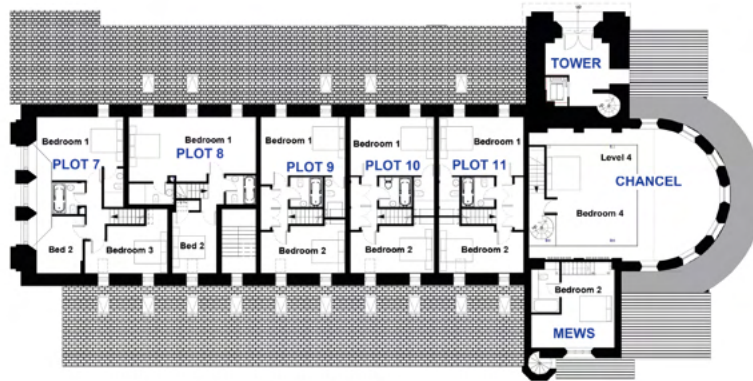
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR



PROPOSED FOURTH FLOOR (LOFT)









A VIBRANT LOCATION

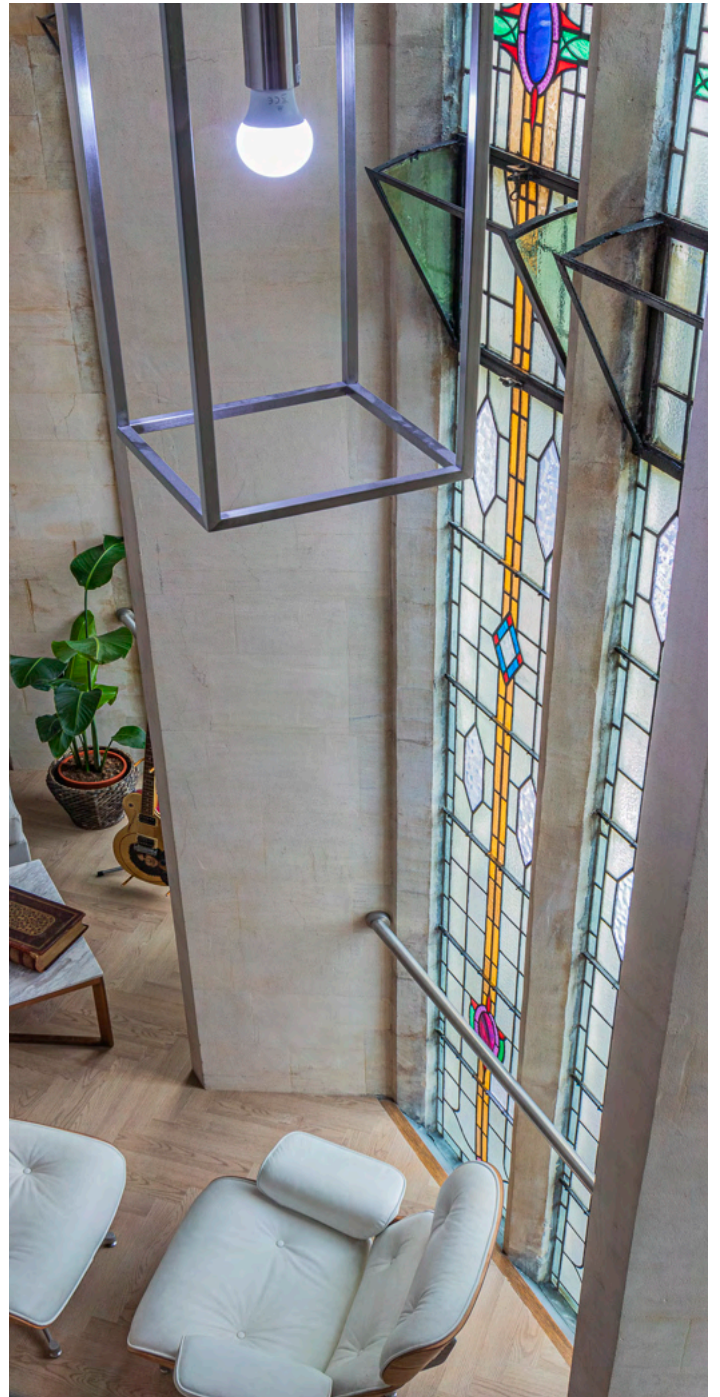
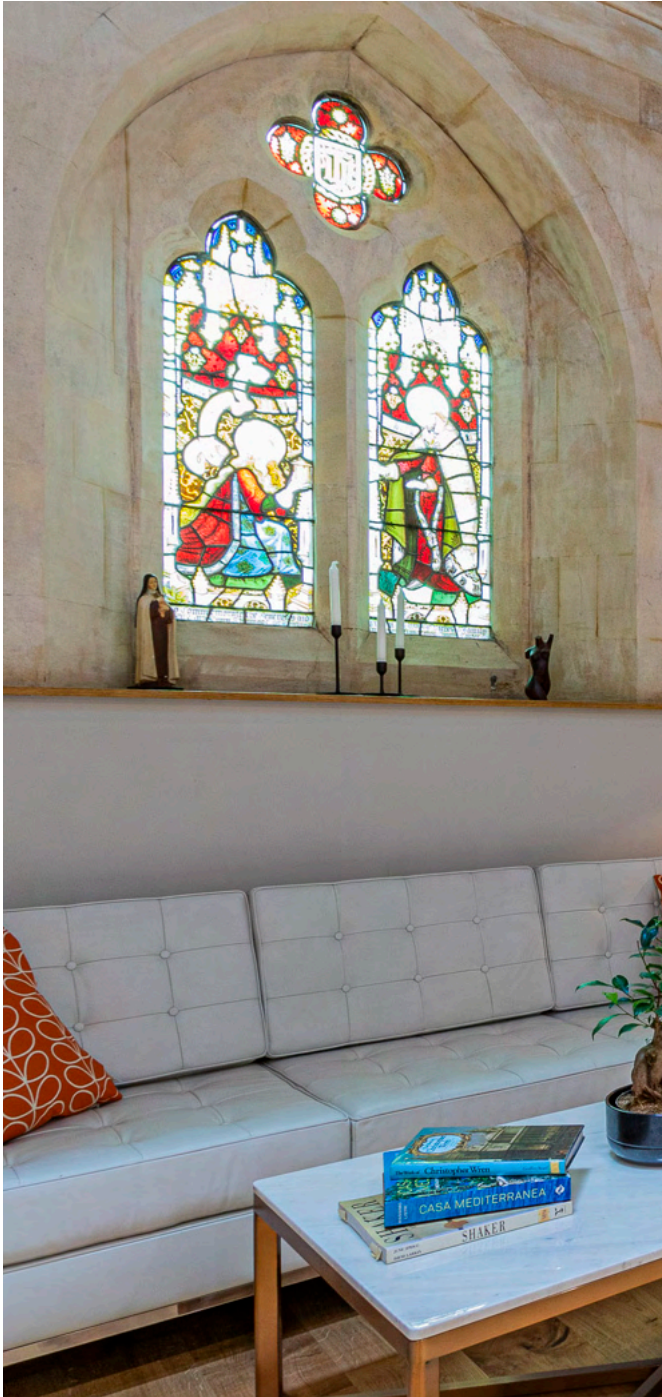
St James Church is set in a vibrant location in the heart of Cardiff City Centre which makes the development perfect for culture, business, education, dining, shopping and everything else Cardiff has to offer.





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Arguably the best
working from home
environment in Cardiff







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Every apartment offers something different in terms of layout and design.





ELEGANT SPECIFICATION

The most prestigious Cardiff Church residential development demands a specification to equal its importance. With no compromise on materials, detail or design to create an elegant quality finish.





SPECIFICATION

ENTRANCE DOOR

- Solid core doors, veneer finish with inlaid border pattern.

FLOORS

- Kitchen natural slate tiles
- Bathroom porcelain tiles
- Uncarpeted

WALLS AND CEILINGS

- Painted partition walls
- Tiling in bathroom and ensuites

KITCHEN

- Contemporary design at its best. Extensive wall and base units with ample work top areas. The kitchen units are bespoke to maximise the unique features of each apartment. The built in modern appliances are in perfect balance with a kitchen that is a pleasure to work in.

BATHROOM / ENSUITES

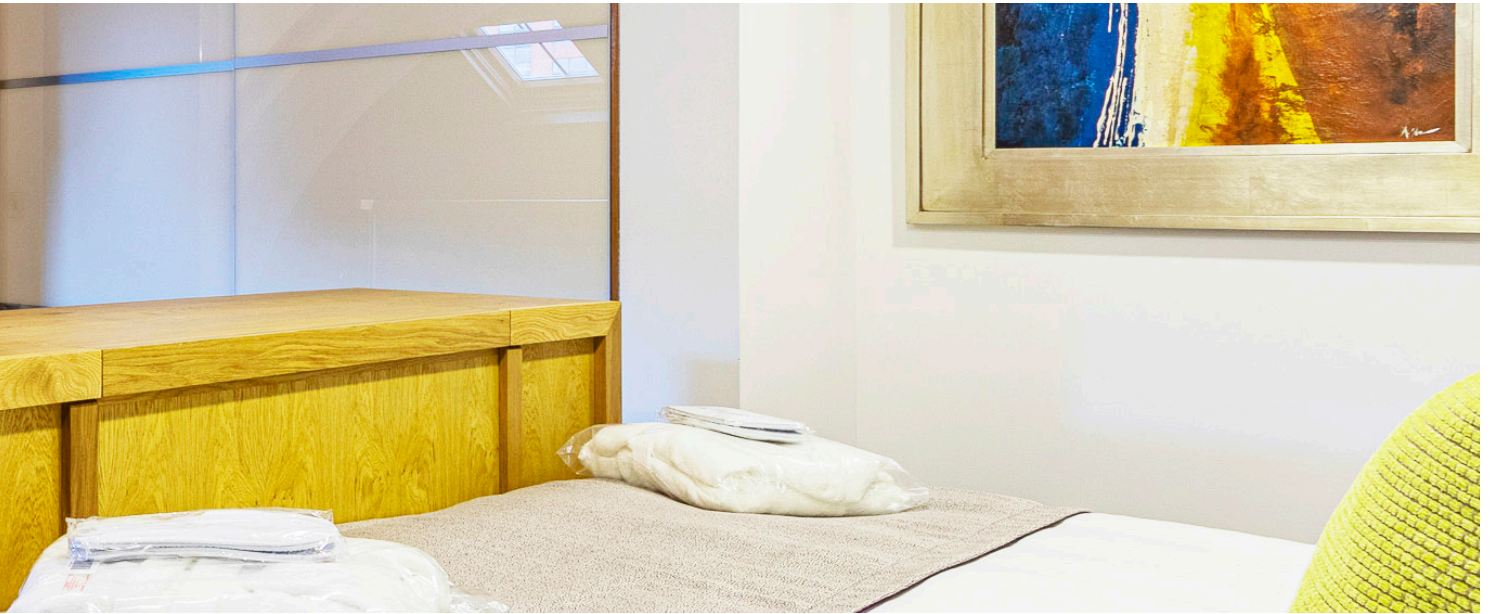
- Designed to offer you an oasis of cool and calm, a luxurious refuge at the end and beginning of a busy day.
- Elegant white sanitary equipment
- Black slate and porcelain tiles
- Towel rail
- Clear glass shower screens
- Chrome fittings down to the last detail

MAIN ENTRANCE & COMMUNAL AREAS

- Accessed only by a security fob, with direct access to individual post boxes.
- Residents' garden
- Creatively designed with soft landscaping including mature trees and car parking (allocated parking spaces are available at additional cost).
- Cycle store
- Safe storage for residents bikes

TECHNICAL & OTHER

- Security system with CCTV cameras, security lighting, monitored fire alarm system and automatic sprinklers throughout the building.



- Entry to the building is controlled by a video entry system, controls for which are located in every apartment entrance hall.

HEATING

- Hot water and heating is provided by a centralised Worcester Bosch heat exchanger that boosts heat throughout the apartments. It is designed to be highly efficient and controlled simply from an interfaced unit. There is a unit in the utility cupboard of each apartment providing distribution to each apartment to ensure a constant supply of heat to radiators and bathrooms simultaneously. Underfloor heating is available in rooms located on the ground floor apartments.

ELECTRICAL SERVICES

- A generous amount of electrical sockets throughout
- TV, media and telephone outlets in living area and all bedrooms
- Shaver sockets in all bathrooms
- LED down lighters in key areas

SECURITY

- Audio entry phone system
- On site CCTV

GUARANTEE

- Buildzone 10 year guarantee
- Estate Management

CHARGES

- Estimated in year 1 - circa £1,850-£2,500 PA*
- Full details on lease details available on request.

*To be confirmed.

DISCLAIMER

THE DEVELOPER RESERVES THE RIGHT TO MAKE ALTERATIONS TO THE SPECIFICATIONS WITHOUT PRIOR NOTICE. THESE PARTICULARS ARE FOR GUIDANCE ONLY AND DO NOT IN ANY WAY FORM PART OF A WARRANTY OR GUARANTEE. PLEASE CONSULT OUR SALES EXECUTIVE FOR SPECIFIC DETAILS. PLEASE NOTE THAT ALL DIMENSIONS INDICATED ARE APPROXIMATE AND PLANS ARE NOT SHOWN TO SCALE. BROCHURE DESIGN AND VISUALS CREATED BY JEFFREY ROSS.

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