

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

BUTE TERRACE
CITY CENTRE






BUTE TERRACE

CITY CENTRE, CF10 2FL - £130,000

OFFERED WITH NO ONWARD CHAIN

We are pleased to offer for sale this well presented city centre apartment. Located in MERIDIAN PLAZA, you are right in the heart of Cardiff centre, with local shops, train and bus station just minutes away, as well as the Principality stadium and Wales millennium centre, making this a great 2nd home or base in Cardiff. The property has a modern décor throughout and offers an entrance hall, open plan lounge diner, opening on to a fitted kitchen, double bedroom and contemporary bathroom. Please contact us to arrange your viewing.

 1 bedroom(s)  1 bathroom(s)  484.00 sq ft

HALLWAY

LAUNDRY & UTILITY

CLOSET

KITCHEN

2.13m`x2.74m` (7`x9`)

DINING ROOM

1.52m`0.91m x 3.35m`2.13m (5`3" x 11`7")

LOUNGE

3.05m`3.35m x 3.35m`0.91m (10`11" x 11`3")

BEDROOM

3.66m`0.61m x 2.74m`1.52m (12`2" x 9`5")

SERVICE CHARGE & GROUND RENT

Service Charge £1,658 P.A, Building insurance, £1,500 P.A, reserve £420 P.A. Total costs P.A = £3,778 this is to be confirmed by your solicitor.

CLOSET

BATHROOM

2.13m`1.22m x 1.52m`0.61m (7`4" x 5`2")


COUNCIL TAX

Band D

TENURE

Leasehold , with approx 984 years remaining, but this is to be confirmed by your solicitor



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



Meridian Plaza Bute Terrace, City Center, CRF

4th Floor Interior Area 483.37 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.