

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

BUTE TERRACE







## BUTE TERRACE

, CF10 2FP - £1,350 PCM

 1 Bedroom(s)  1 Bathroom(s)  sq ft

NEW TO THE MARKET - CITY CENTRE APARTMENT WITH PARKING! A luxury apartment in the heart of the City Centre in Meridian Plaza. The furnished apartment is situated on the 5th floor and comprises of a lounge, modern fitted kitchen (including a dishwasher), one double bedroom with fitted wardrobes, bathroom with a shower over bath and underfloor heating. The property also benefits from having a good sized balcony over-looking John Lewis and stylish furniture throughout. The water rates are not included. 24hr Concierge. Parking available.

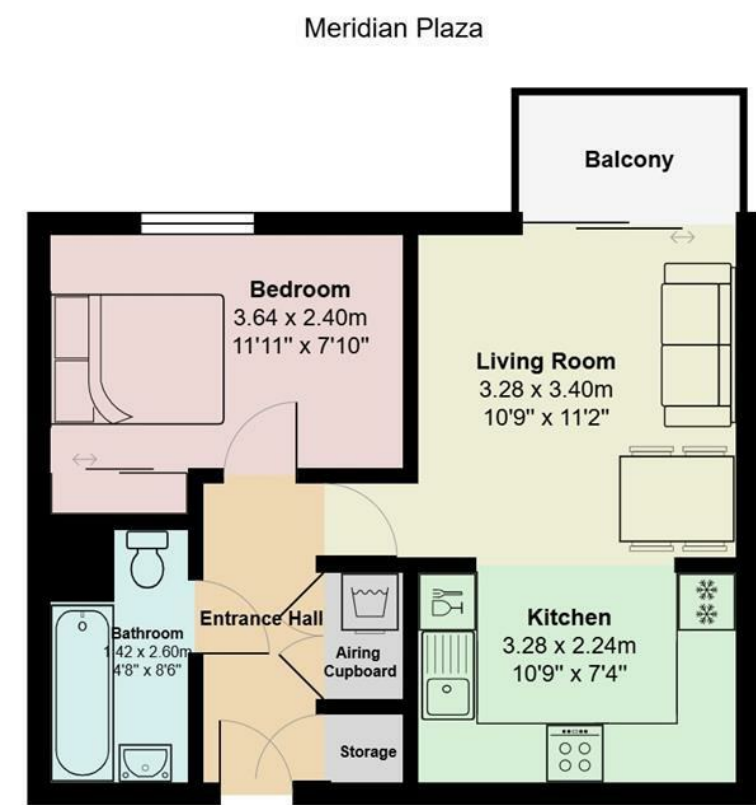
EPC - B  
Council Tax - D

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



**PROPERTY SPECIALIST**  
Mr Rhys Carter  
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Lettings





Total Area: 39.9 m<sup>2</sup> ... 430 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	