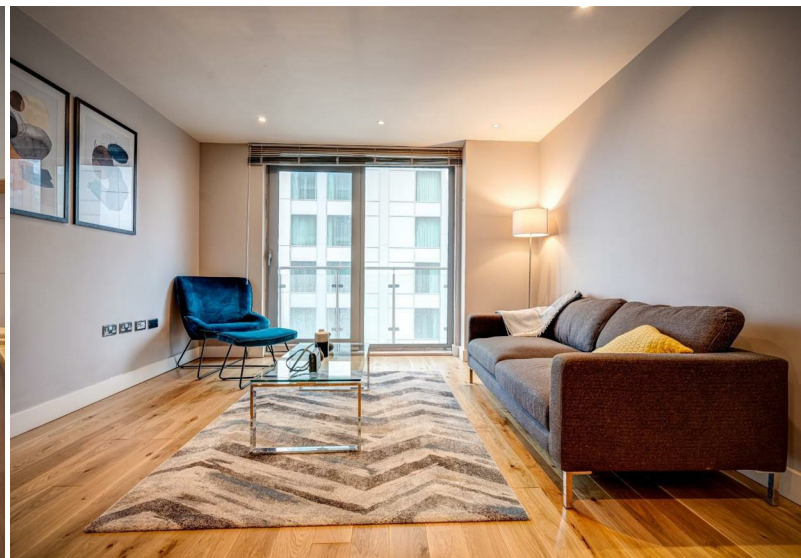




**66 Meridian Plaza Bute Terrace, Cardiff, CF10 2FQ**

**Asking Price £149,950**



# 66 Meridian Plaza Bute Terrace, Cardiff, CF10 2FQ

## Asking Price £149,950



### Description

Nestled on the 7th floor of Cardiff's esteemed Meridian Plaza, this one-bedroom apartment encapsulates the essence of elevated urban living. With its strategic location and superior amenities, it offers a lifestyle marked by luxury, convenience, and breathtaking city views.

### Living Elevated

The apartment's balcony serves as a private oasis, providing sweeping views of Cardiff's skyline. This outdoor space invites moments of tranquility and leisure, allowing residents to engage with the city from a place of serenity.

### Kitchen: A Culinary Haven

Centered around a Bosch-equipped kitchen, the apartment caters to culinary enthusiasts with a penchant for style and functionality. Underfloor heating adds an element of comfort to the space, making it the heart of the home where meals and memories are made.

### Bathroom: Modern Elegance

A testament to modern design, the bathroom combines elegance with practicality. Equipped with contemporary fixtures, it offers a space for relaxation and rejuvenation, embodying the apartment's overall ethos of luxury and comfort.

### Exclusive Building Amenities

Meridian Plaza stands out for its comprehensive amenities, including a 24/7 concierge service that ensures a secure and convenient lifestyle. The building's elevators and communal areas are meticulously maintained, reflecting the high standards of its residents.

### The Heart of Cardiff

Occupying a coveted position in Cardiff City Centre, the apartment places residents in the midst of the city's best offerings. From shopping and dining to entertainment and cultural experiences, the vibrancy of urban life is just steps away.

### Connectivity and Convenience

The apartment's location boasts excellent transport links,

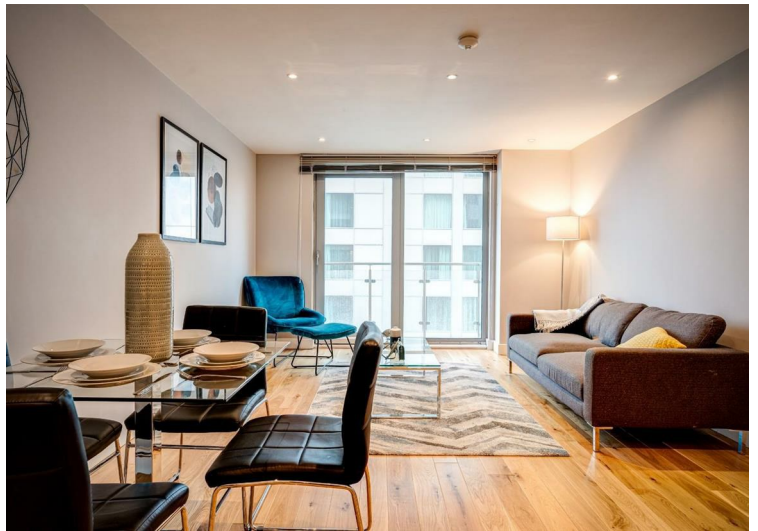
making it a breeze to navigate the city and beyond. Proximity to Cardiff Central station and the M4 motorway facilitates easy commutes and travel, ensuring the best of Cardiff and the surrounding areas are within easy reach.

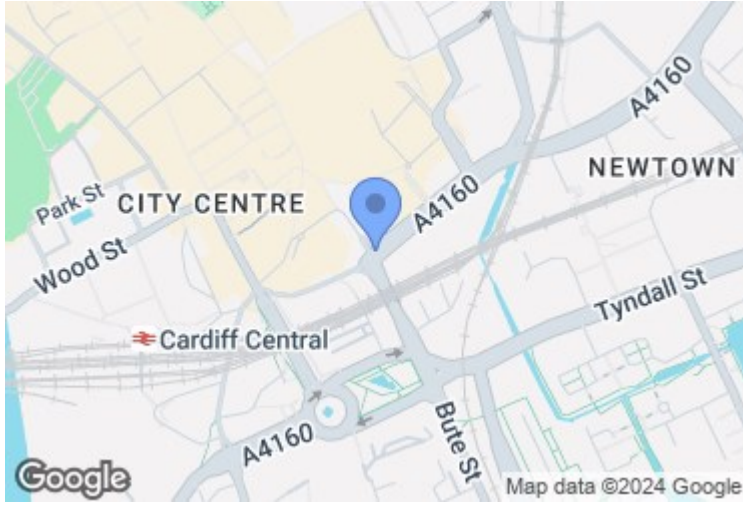
### An Unparalleled Urban Experience

This 6th-floor apartment at Meridian Plaza is not merely a place to live; it's a lifestyle choice for those seeking to experience the pinnacle of city living. With its luxurious features, stunning views, and strategic location, it represents a unique opportunity to inhabit one of Cardiff's most desirable addresses.

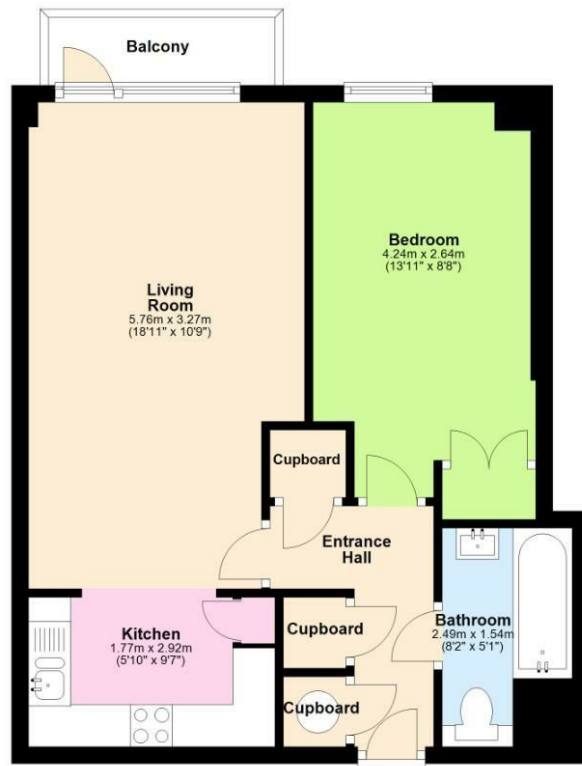
### Tenure Leasehold

We have been advised that the property is LEASEHOLD, with 984 years remaining on the lease. The original 999 year lease was from 25 December 2008 and expires on the 25 December 3007. Service Charges and Ground Rent TBC.





**Seventh Floor**



Total area: approx. 46.8 sq. metres (503.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
84	84

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.