



**KEY**  
EXECUTIVE  
SALES

**Guide Price £140,000 , Meridian Plaza, Bute Terrace, Cardiff CF10 2FQ**



- City Centre Location
- EWS1 Certificate in Place
- Fantastic Investment Opportunity
- Desirable Location
- On Site Concierge
- Balcony Apartment



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

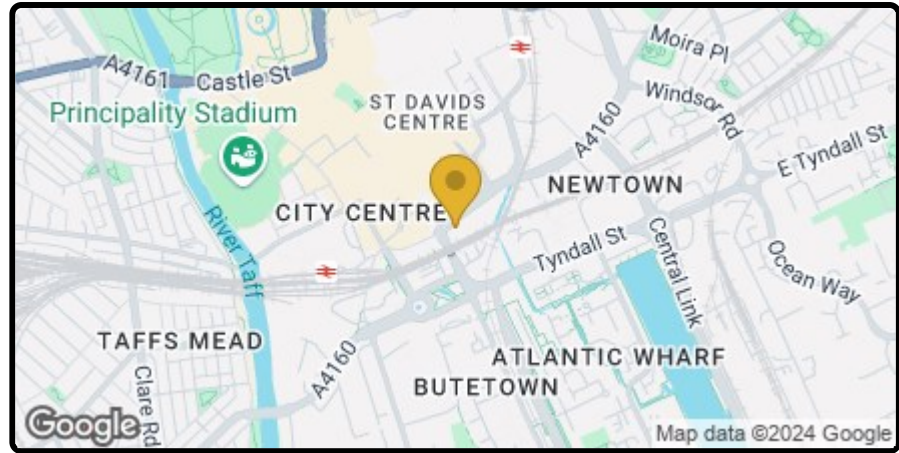
A good sized one bedroom apartment within the Meridian Plaza development in the heart of Cardiff City Centre. The development itself is desirable to rent for both graduates and professionals due to its close proximity to amenities such as shops, restaurants, and bars, as well as great transport links with trains and buses.

The apartment briefly comprises of an open plan living room / kitchen with modern integrated appliances, large one bedroom with built in wardrobes, bathroom including bath with shower attached, WC and wash hand basin. There is also a balcony covering the dining/living room with views across Cardiff.

The property has an EWS1 Certificate in place.

We have been given the following information regarding the charges:

- Further information:
- Years remaining - 984
- Service Charge - £1652 - per annum
- Buildings Insurance - £1244.10 per annum
- Ground Rent - £200 per annum Reviewed next in 2033
- Reserve Fund - £440 per annum
- Service charge review period - 1 January to 31 December each year
- Council tax band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

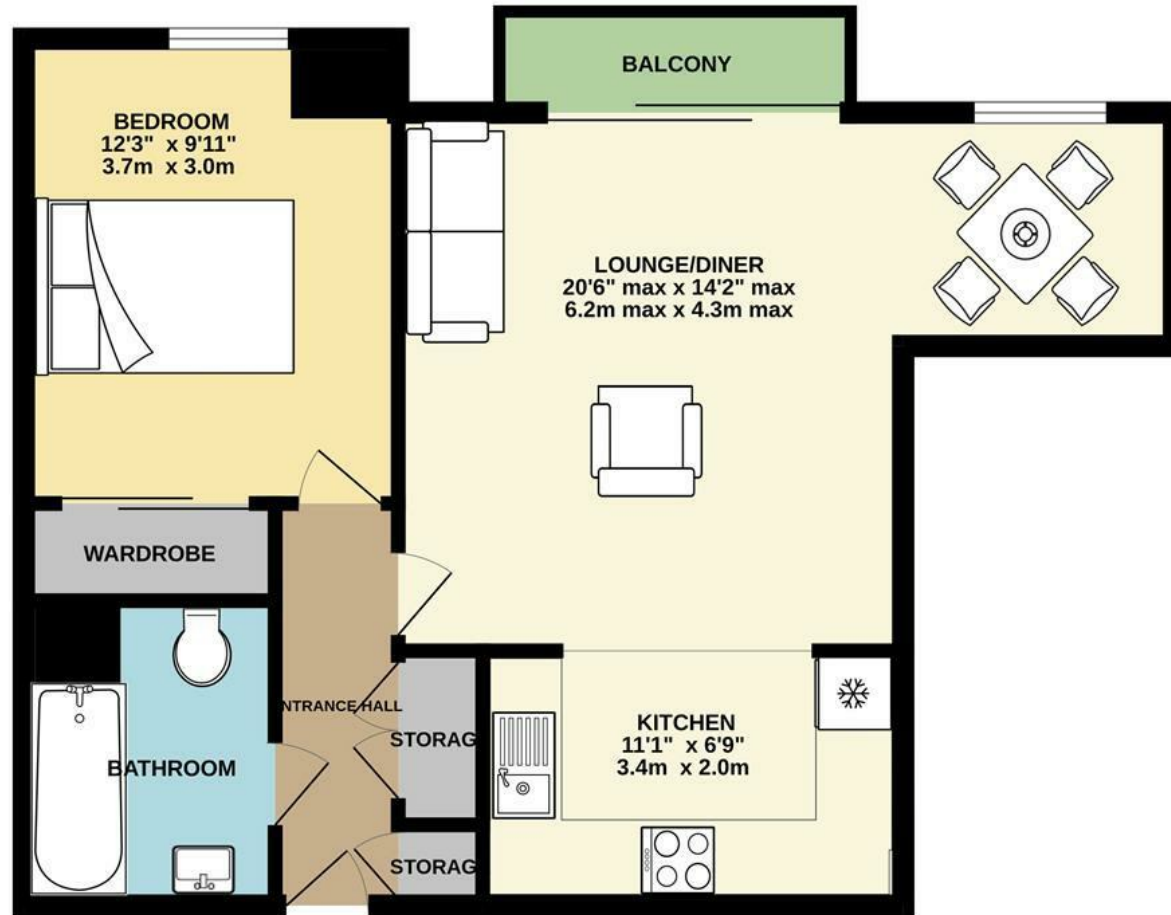
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Key Executive Sales**

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495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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