



**Russell Street, Cardiff, CF24 3EG**  
**Guide Price £210,000**

Step into urban sophistication with this captivating 'New York style' duplex, nestled within an this modern development originally constructed in 2012. Seamlessly blending modern design with refined elegance, this two-bedroom apartment boasts a chic interior and high-quality fixtures throughout.

Bask in the comfort and natural light of spacious living with 14ft high ceilings in the main area. The secure communal areas offer modern amenities while preserving a tranquil atmosphere, ideal for those seeking a harmonious balance between city living and relaxation.

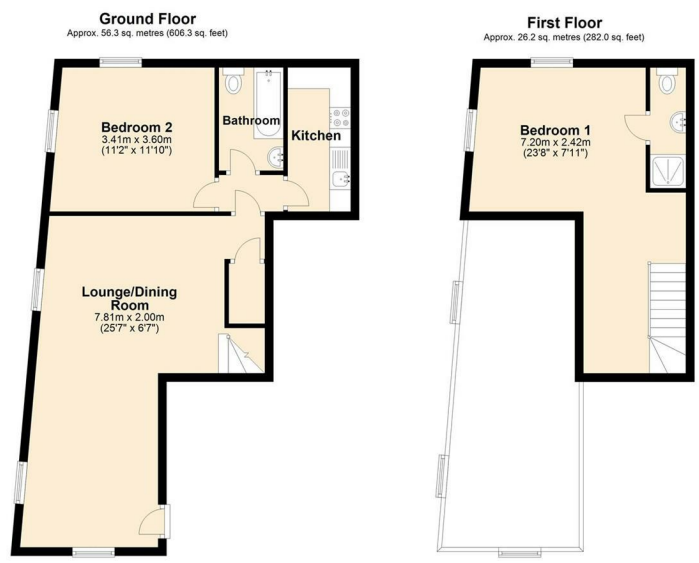
Located in the sought-after Roath area, near Cardiff City Centre, the University, and public transportation, this property offers a stylish retreat in the heart of the vibrant city. Upon arrival, secure double gates welcome you into the communal courtyard, complete with a convenient bike store. An inviting communal entrance, accessed via a security intercom, ensures both comfort and peace of mind at Russell Court.

Ascend the stairs to discover the apartment's entrance hall, where a wood door beckons you into the spacious open plan lounge with a mezzanine level above. The generously

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Continuing the tour, Bedroom one awaits above on the mezzanine level, offering a large open-plan space overlooking the living area below. The adjoining en-suite provides a shower, basin, and toilet for convenience. This versatile area can serve as a spacious bedroom or be transformed into a functional office space, reflecting the adaptability and contemporary allure of this exquisite residence



Total area: approx. 82.5 sq. metres (888.3 sq. feet)

Energy Efficiency Rating	
Current	Target
101-120 (A)	101-120 (A)
81-100 (B)	81-100 (B)
61-80 (C)	61-80 (C)
41-60 (D)	41-60 (D)
21-40 (E)	21-40 (E)
1-20 (F)	1-20 (F)
1-10 (G)	1-10 (G)

Best energy efficient - lower running costs  
Worst energy efficient - higher running costs

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target
101-120 (A)	101-120 (A)
81-100 (B)	81-100 (B)
61-80 (C)	61-80 (C)
41-60 (D)	41-60 (D)
21-40 (E)	21-40 (E)
1-20 (F)	1-20 (F)
1-10 (G)	1-10 (G)

Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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