



Russell Street, Cardiff, CF24 3EG Offers In Excess Of £200,000

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.

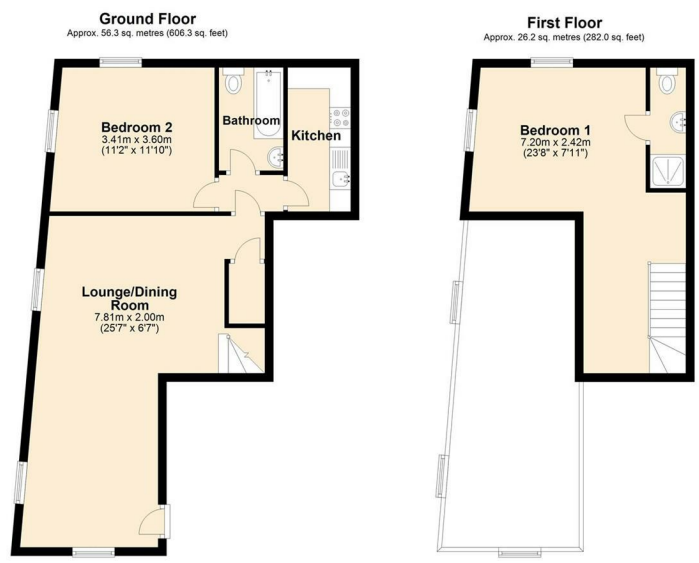
Located in the sought-after Roath area, near Cardiff City Centre, the University, and public transportation, this property offers a stylish retreat in the heart of the vibrant city. Upon arrival, secure double gates welcome you into the communal courtyard, complete with a convenient bike store. An inviting 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
101-110	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Target
101-110	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-10	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

