



Park Plaza Hotel

GREYFRIARS ROAD

CARDIFF CITY CENTRE





GREYFRIARS ROAD

CARDIFF CITY CENTRE, CF10 3AL - £625,000



3 bedroom(s)



2 bathroom(s)



1912.00 sq ft

An exceptional sixth floor high specification apartment located right in the heart of Cardiff City Centre above the Park Plaza Hotel. Completed with concierge and offering elevator access to an atrium to the apartments entrance. Encompassing some 1912 SqFt of luxury living space and boasting a sizeable external south facing balcony area wrapping around the whole of the rear elevation. Internally comprising of an entrance hallway with utility, laundry rooms and two built in storage closets, a good size high specification kitchen, 19' living room, 18' dining room and three excellent size bedrooms, each with their own en-suite's with the master bedroom benefitting from a walk in wardrobe. All of the bedrooms and reception rooms have direct access to the south facing balcony area allowing stunning views overlooking Cardiff City's historic landmarks. The property comes with secure basement parking which for the City Centre is excellent.

PROPERTY SPECIALIST

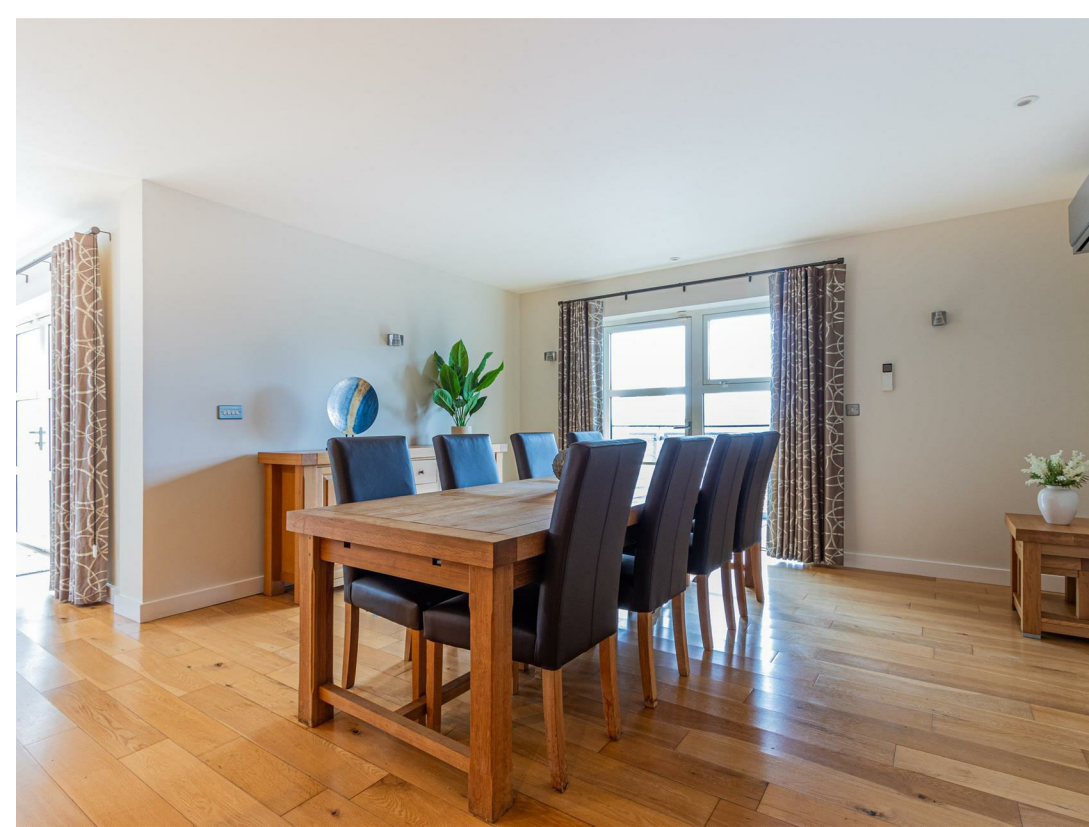
Mr Julian Preston


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Senior valuer





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 	

















ENTRANCE FOYER

HALLWAY

Access to all internal living spaces including a laundry & utility areas as well as a cloakroom and two built in storage closets.

W/C

1.68m x 1.50m (5'6" x 4'11")

KITCHEN

4.45m x 3.63m (14'7" x 11'11")

KITCHEN SERVERY

2.24m x 1.93m (7'4" x 6'4")

LIVING ROOM

5.33m max x 5.94m max (17'6" max x 19'6" max)

DINING ROOM

5.74m x 4.52m (18'10" x 14'10")

MASTER BEDROOM

7.57m max x 3.91m max (24'10" max x 12'10" max)

WALK IN WARDROBE

EN-SUITE

3.20m max x 2.90m max (10'6" max x 9'6" max)

BEDROOM

5.69m max x 4.11m max (18'8" max x 13'6" max)

EN-SUITE

2.77m x 1.68m (9'1" x 5'6")

BEDROOM

5.74m max x 3.78m (18'10" max x 12'5")

EN-SUITE

2.62m x 1.47m (8'7" x 4'10")

TENURE

We have been advised by our seller client that the property is leasehold, you legal representative will confirm this.

EPC

Rated C

COUNCIL TAX

Band H

PARKING

The property comes with secure basement allocated parking.

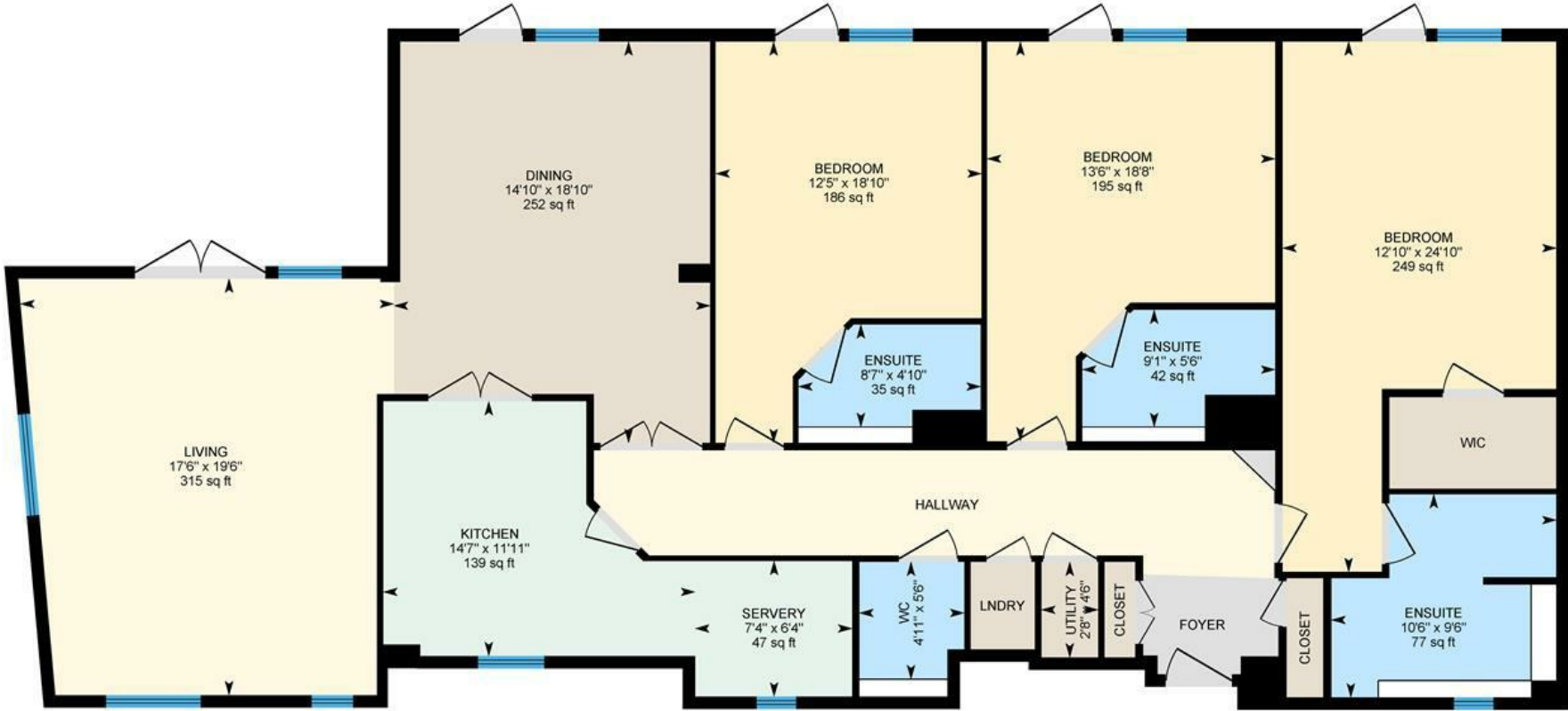


“ A beautifully presented sixth floor luxury air conditioned apartment in Cardiff City Centre and located above the Park Plaza Hotel and benefitting from basement parking. Comprising of an entrance hallway with utility, laundry rooms and two built in storage closets, a good size high specification kitchen, 19' living room, 18' dining room and three excellent size bedrooms, each with their own en-suite's with the master bedroom benefitting from a walk in wardrobe. Access to the sixth floor is via an elevator and the building has concierge. ”

Comments by Mr Julian Preston

Park View, City Centre, CRF

6th Floor Interior Area 1911.84 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

www.jeffreyross.co.uk

Jeffrey Ross