

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



GREYFRIARS ROAD
CITY CENTRE

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CITY CENTRE, CF10 3AL - £520,000

This superior top floor two bedroom luxury apartment is located in the prestigious Park View apartments above the Park Plaza Hotel, convenient to all that Cardiff City centre has to offer. The apartment has two large South facing terrace's with far reaching views overlooking the city centre and beyond. This fabulous City Centre Apartment offers particularly spacious accommodation comprising wide hallway with copious storage cupboards, laundry cupboard, cloakroom/W.C, the large, light and airy lounge/dining room leads onto both of the large terrace's, there is separate fitted kitchen with gloss white units and built-in appliances, two fantastic sized bedrooms, both with spacious en-suite bathrooms and a dressing room off one. off both bedrooms. The apartment comes with a secure basement parking space and benefits from a video entry system, along with an entrance foyer with Concierge and access.

2 bedroom(s) 2 bathroom(s) 1442.00 sq ft

COMMUNAL ENTRANCE/CONCIERGE
Enter via security fob entry glass doors into communal entrance lounge area with Concierge desk, lift to all floors and stairs proving access to all floors

ENTRANCE HALL
An impressive wide hallway with attractive wood flooring, copious storage cupboards, one housing hot water tank, laundry cupboard with plumbing for washing machine, wall mounted video entry intercom system. Doors off to all rooms.

CLOAKROOM/W.C
Tiled flooring. Part tiled walls. W.C, wall mounted wash hand basin with large mirror over. Heated towel rail. Shaver point. Extractor fan, recessed ceiling down-lights.

LOUNGE/DINING ROOM
Double doors lead into a very spacious reception room with ample space for both living and dining areas with double glazed south facing windows and doors leading onto two separate large roof terraces, one facing south and the other facing south-east providing lovely seating and alfresco dining areas with far reaching views across the city centre and beyond, Recessed ceiling down-lights. Newly carpeted flooring. Door to kitchen.

KITCHEN
Fitted with a range of base and wall mounted cupboard and drawer units in a gloss white finish with contrasting granite counter-tops, 1.5 bowl sink unit, built in appliances, wood flooring, recessed ceiling down-lights.

BEDROOM ONE
Double glazed windows, an exceptionally large double bedroom. with wood flooring, recessed ceiling down-lights. Doors to:-

DRESSING ROOM
Wood flooring, fitted shelving and hanging rail.

EN-SUITE
Tiled flooring, part tiled walls. Large shower cubicle, with rainfall shower, large wall hung wash hand basin with large mirror over. W.C. large bath, shaver point, extractor fan, heated towel rail, recessed ceiling down-lights, double glazed window.

BEDROOM TWO
Double glazed windows and patio door, to large decked balcony. An exceptionally large double bedroom with wood flooring, recessed ceiling down-lights. Door to:-

EN-SUITE
Tiled flooring. Part tiled walls. Shower cubicle. Wall mounted wash hand basin, with mirror over. W.C, shaver point, extractor fan, heated towel rail.

PARKING
Secure gated, allocated undercroft parking space.

TENURE
Leasehold with approximately 105 years remaining. You are advised to have your legal representative check and confirm this information.

SERVICE CHARGE
We understand this is currently approximately £5065 per annum. You are advised to have your legal representative check and confirm this information.

GROUND RENT
£100 per annum. You are advised to have your legal representative check and confirm this information.

GROUND RENT PARKING BAY
£50 per annum. You are advised to have your legal representative check and confirm this information.

COUNCIL TAX
Band H



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	76
(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

31 Greyfriars Rd, Cardiff, CRF

7th Floor Interior Area 1420.51 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.