

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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GREYFRIARS ROAD
CITY CENTRE

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CITY CENTRE, CF10 3AL - £520,000

Welcome to this luxurious city centre apartment located on Greyfriars Road in Cardiff! This stunning air conditioned property boasts two double bedrooms, each with its own ensuite, offering the utmost comfort and privacy. The apartment features a good-sized lounge, perfect for relaxing or entertaining guests. One of the highlights of this property is the wrap-around balcony, providing breathtaking views overlooking the vibrant city of Cardiff. The property comes with allocated undercroft parking and has a concierge. Whether you're looking for a stylish urban retreat or a convenient city centre residence, this house offers the best of both worlds. Don't miss the opportunity to own or rent this exquisite property in the heart of Cardiff.

 2 bedroom(s)  2 bathroom(s)  1519.00 sq ft

ENTRANCE HALLWAY

UTILITY ROOM

W.C.
1.60m x 1.52m (5'3" x 5')

LAUNDRY ROOM

KITCHEN
5.89m x 2.72m (19'4" x 8'11")

DINING ROOM
3.30m x 2.41m (10'10" x 7'11")

LIVING ROOM
8.33m x 3.78m (27'4" x 12'5")

BEDROOM
6.15m x 4.11m (20'2" x 13'6")

DRESSING AREA

ENSUITE
4.22m x 2.13m (13'10" x 7')

BEDROOM
4.98m x 4.14m (16'4" x 13'7")

ENSUITE
2.79m x 1.91m (9'2" x 6'3")

TENURE

We have been advised by our seller client that the property is leasehold your legal representative should confirm this. The annual Ground rent is £100 per annum. The annual service charge is currently £10,701 per annum. Separate ground rent £50 per annum and service charge £230.56 per annum for parking space.

EPC

TBC

COUNCIL TAX

Band H

BROADBAND

According to Ofcom the fastest speed available is 1000 Mbps.

MOBILE COVERAGE

According to Ofcom the four main mobile providers have the reception for voice calls as likely.

CONSTRUCTION

The property is steel frame with concrete block floor.



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	

Park View, City Centre, CRF

5th Floor Interior Area 1519.09 sq ft



0 4 8 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.

