



**97 Meridian Plaza Bute Terrace, Cardiff, CF10 2FL**

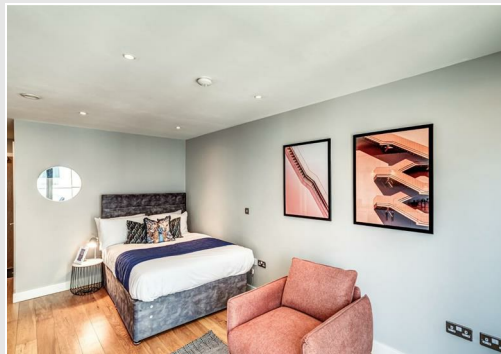
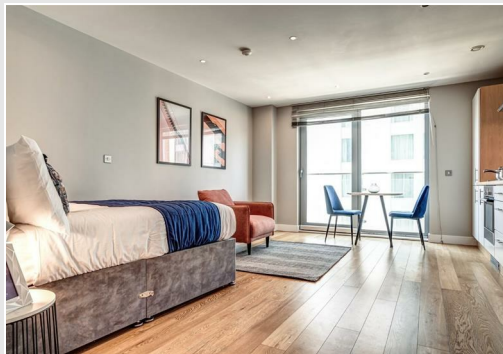
**Price £120,000**

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# 97 Meridian Plaza Bute Terrace, Cardiff, CF10 2FL

Price £120,000



## Description

Located in the heart of Cardiff, this luxurious studio apartment in the prestigious Meridian Plaza offers an exceptional urban living experience. With its desirable 8th-floor position and comprehensive amenities, this property presents a unique opportunity for investors or city dwellers seeking a vibrant lifestyle.

## Property Overview

This studio apartment spans 23' 5" by 13' 4", offering a spacious and well-designed living space. The apartment's high-quality oak flooring creates a warm, inviting atmosphere. A practical utility cupboard provides ample storage, complementing the sleek, modern aesthetic.

## Kitchen

The heart of this studio is its contemporary fitted kitchen. Equipped with a range of integrated Bosch appliances including a fridge, freezer, dishwasher, washing machine, oven, and microwave, it caters to all culinary needs. The stylish tile splashback and sink add to the kitchen's functionality, while the double-glazed door opens onto a charming Juliet balcony, inviting natural light and fresh air into the space.

## Bathroom

The bathroom is a blend of comfort and style, featuring a bath with an attached shower, WC, and wash hand basin. Its modern fittings ensure a relaxing and convenient bathing experience.

## Building Amenities

Meridian Plaza boasts a range of amenities that elevate the living experience. A 24-hour concierge service ensures residents' needs are catered to around the clock. The building's elevators provide easy access to all floors, and the communal areas are meticulously maintained, reflecting the building's overall standard of excellence.

## Location

Positioned in Cardiff's bustling city centre, the apartment is a stone's throw away from a plethora of shops, bars, restaurants, and entertainment options. Its central location provides unrivalled access to the city's vibrant culture and nightlife.

## Transport and Connectivity

For those commuting or traveling, the apartment's proximity to Cardiff Central train station and the M4 motorway offers excellent connectivity. Whether it's for work or leisure, getting around is effortless.

## Investment Potential

With a recent rental history of £1000 pcm, this studio apartment is a lucrative investment opportunity. The long 984-year lease further enhances its appeal to investors seeking a stable and long-term income source.

## Safety and Compliance

The apartment is EWS1 certified, ensuring compliance with the latest safety standards. This certification provides peace of mind for both residents and investors about the building's integrity.

## Parking

While the studio does not come with allocated parking, there is potential for off-road parking via separate negotiation, adding convenience for those with vehicles.

## Land Transaction Tax Benefits

Benefiting from the recent stamp duty changes, this property offers additional financial incentives, making it an even more attractive purchase.

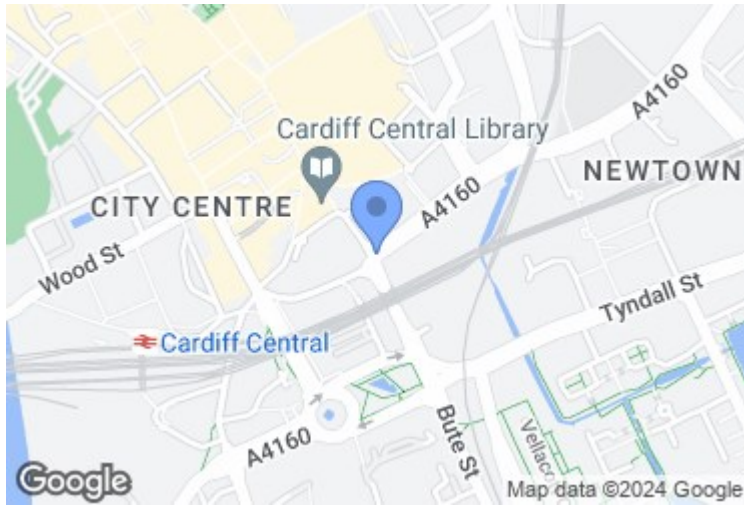
## Council Tax

Band C.

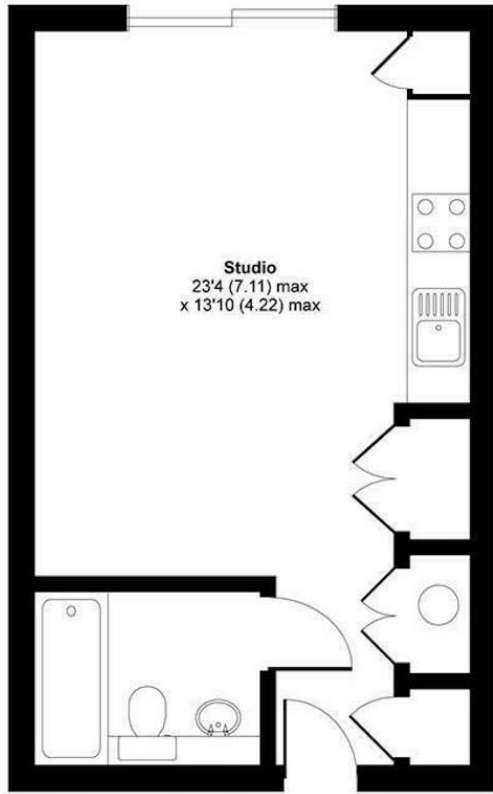
## Tenure

We have been advised that the property is LEASEHOLD, with 984 years remaining on the lease. The original 999 year lease was from 25 December 2008 and expires on the 25 December 3007. Service Charge, which includes Buildings Insurance is £2,342.32. Ground Rent charged at £200.00 per annum.





APPROX. GROSS INTERNAL FLOOR AREA 322 SQ FT 29.9 SQ METRES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	86
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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