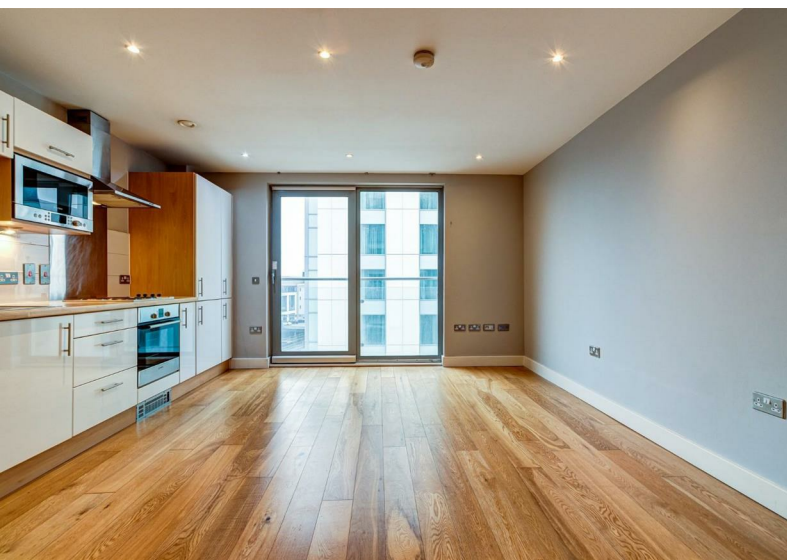




**54 Meridian Plaza Bute Terrace, Cardiff, CF10 2FP**

**Price £120,000**

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# 54 Meridian Plaza Bute Terrace, Cardiff, CF10 2FP

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## Description

In the heart of Cardiff lies a gem for investors and city dwellers alike: a luxurious studio apartment in the prestigious Meridian Plaza, a beacon of modern living and urban convenience. This exceptional property stands out not only for its prime location but also for its array of unmatched features and amenities.

## Property Overview

This studio apartment spans 17' by 13' 11", 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 £950 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.

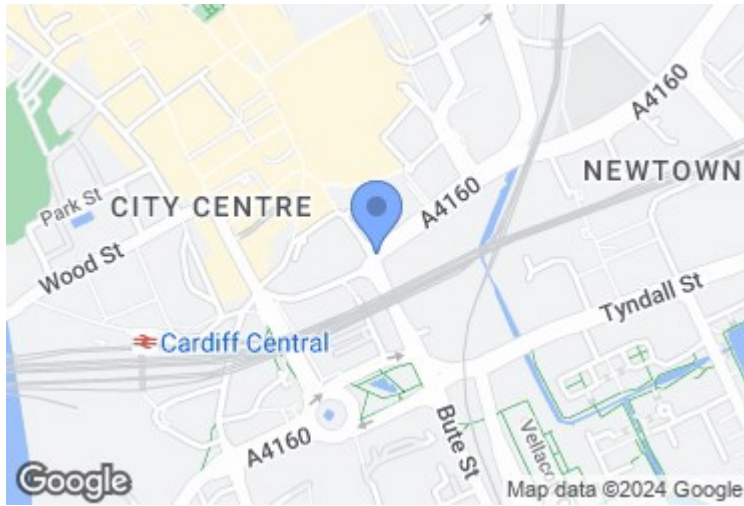
## Video Tour

The video content showcases the property as of its first launch. Please be advised that certain aspects of the property may have changed since then, and it might appear slightly different

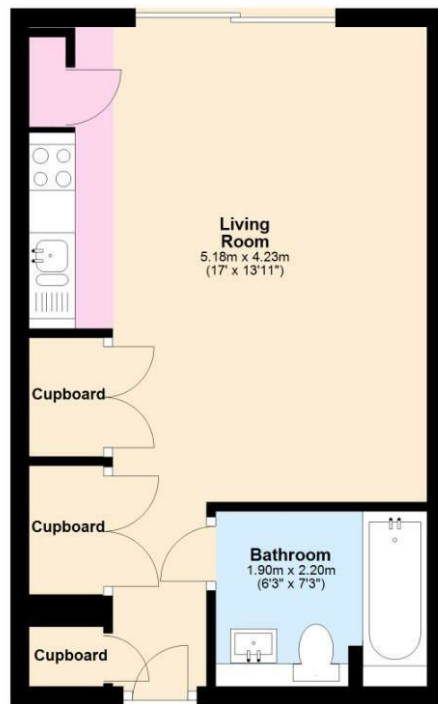


today. We recommend a personal visit to experience the current condition and layout of the property.





### Sixth Floor



Total area: approx. 30.8 sq. metres (331.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
86	86

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.