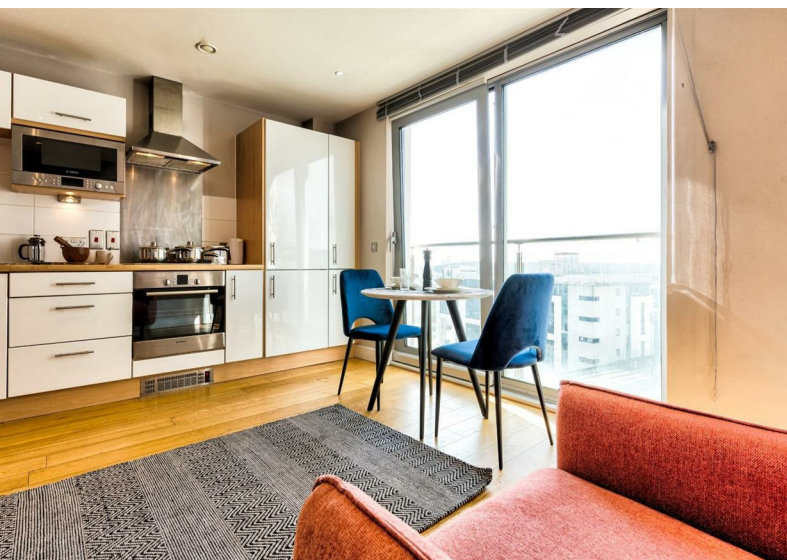




**68 Meridian Plaza Bute Terrace, Cardiff, CF10 2FQ**

**£900 Per Month**

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# 68 Meridian Plaza Bute Terrace, Cardiff, CF10 2FQ

## £900 Per Month



### 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.

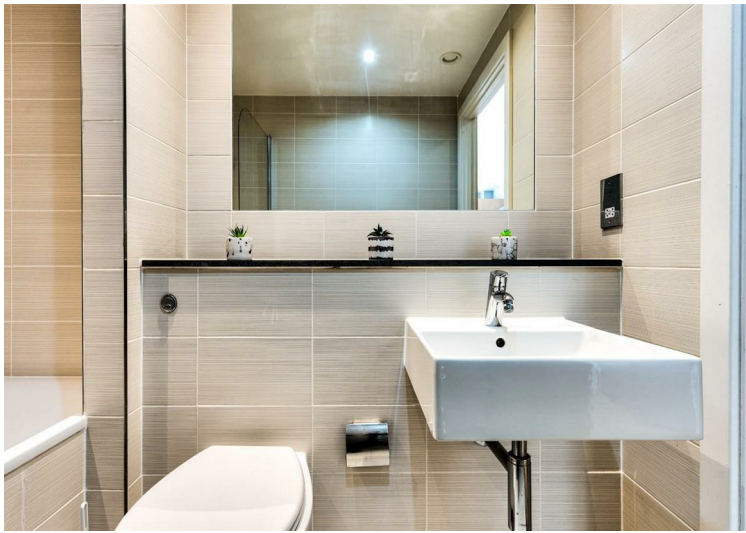
### Council Tax

Band C.

### Video Tour

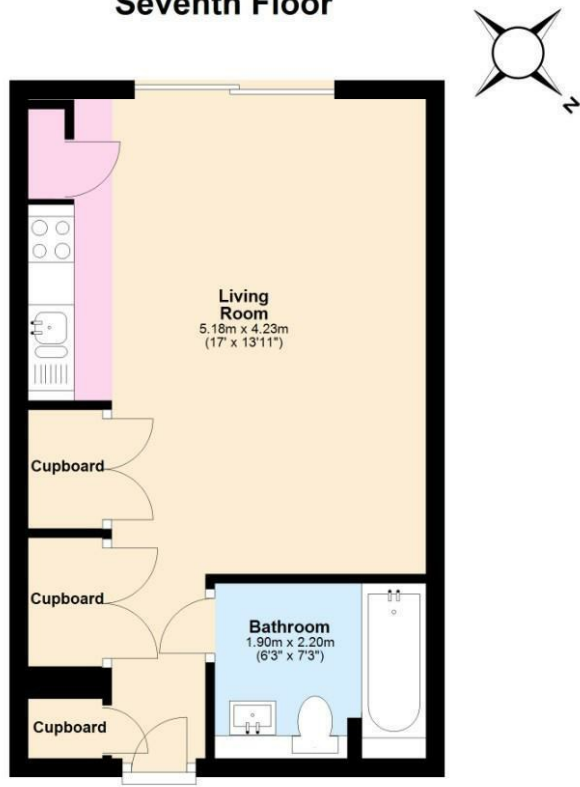
The video content showcases the property as of its first launch. Please be advised that certain aspects of the property may have changed since then, and it might appear slightly different today. We recommend a personal visit to experience the current condition and layout of the property.







### Seventh 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
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	86	86
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		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.