



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

**Price £149,950**



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## Elevated Living at Meridian Plaza

Experience the pinnacle of urban living with this luxurious one-bedroom apartment, positioned on the 6th floor of Cardiff's prestigious Meridian Plaza. This property combines the excitement of city living with the comforts and security of a high-quality apartment complex, making it an attractive option for both city dwellers and savvy investors.

## Sophisticated Living

Step into a space where every detail is designed for elegance and comfort. The apartment features premium oak flooring and a layout that maximizes both space and natural light. The modern kitchen, heart of this home, is fitted with top-of-the-line Bosch appliances and elegant finishes, perfect for both entertaining and everyday living.

## Ultimate Comfort

The bedroom offers a private retreat with luxurious fittings and ample wardrobe space. The Juliet balcony brings the vibrancy of the city into your home, offering serene views and filling the apartment with Cardiff's dynamic energy.

## Exclusive Amenities

Meridian Plaza is known for its comprehensive amenities, including a 24-hour concierge service that ensures all residents' needs are met with professionalism and courtesy. From security to convenience, the service at Meridian Plaza stands out as exemplary.

## Prime Location

Situated in the bustling heart of Cardiff, the apartment is moments away from the city's best cultural, retail, and culinary attractions. The location is perfect for those who enjoy the hustle and bustle of city life and the convenience of having everything within walking distance.

## Connectivity and Mobility

The apartment's proximity to major transport links like Cardiff Central station and the M4 motorway makes it ideal for commuters and travelers alike. This connectivity is a significant advantage for residents who value easy access to the wider region.

## Investor's Choice

With a current rental of £1,200 per month, this apartment is a highly attractive investment. The long lease term and strong demand for rentals in the area make it a prudent choice for those looking to capitalize on Cardiff's rental market.

## Safety and Standards

Compliance with the latest building safety standards is guaranteed with EWS1 certification, providing peace of mind for residents and investors about the structural integrity of the building.

## Council Tax

Band D.





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			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(1-30) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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