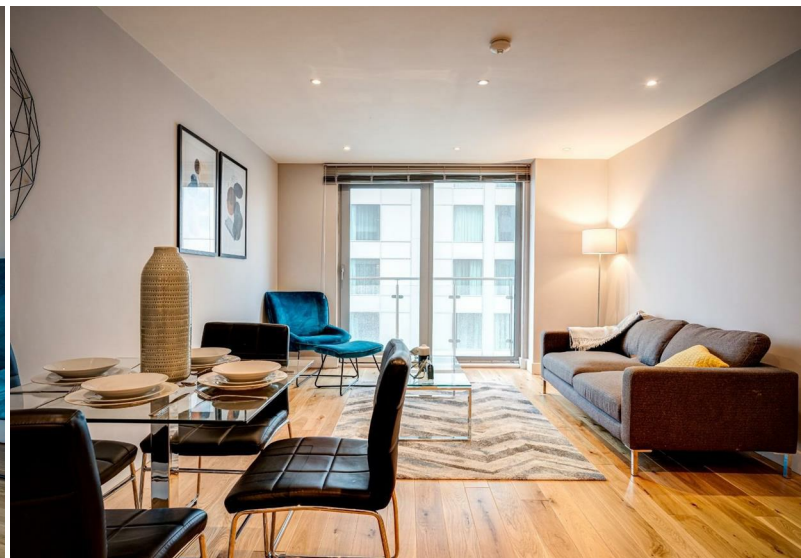




44 Meridian Plaza Bute Terrace, Cardiff, CF10 2FQ

Price £149,950



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Introduction to Luxury Living

Welcome to your new home at Meridian Plaza, a pinnacle of luxury and convenience located in the vibrant heart of Cardiff. This one-bedroom apartment on the 6th floor offers not just a home, but a lifestyle enriched with modern amenities and spectacular views.

Unmatched Location

Situated in Cardiff City Centre, the apartment provides direct access to the city's bustling shopping districts, gourmet dining options, and cultural hotspots. Whether you're looking for an evening out at the theatre, a casual stroll through boutique-lined streets, or a festive night out, everything is just steps away.

Building Amenities

Meridian Plaza is renowned for its round-the-clock concierge service, providing enhanced security and convenience. The building's elevators and communal areas are kept in pristine condition, ensuring a welcoming and luxurious atmosphere for all residents.

Connectivity

This home is ideally positioned for those commuting or traveling frequently, with excellent links to Cardiff Central station and the M4 motorway. Your connectivity to the broader UK or daily commuting is as effortless as it is reliable.

A Secure Investment

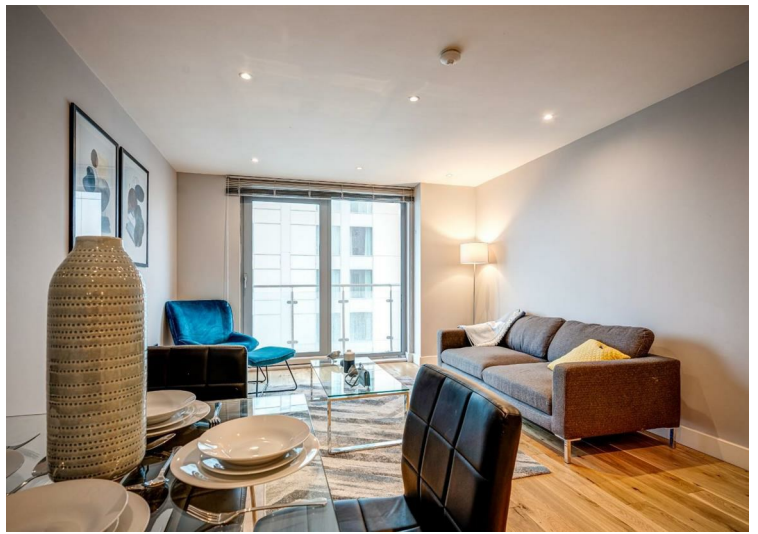
The apartment is currently let at £1,200 a month, demonstrating its potential as a valuable investment. Additionally, the leasehold tenure with 984 years remaining assures long-term security and satisfaction.

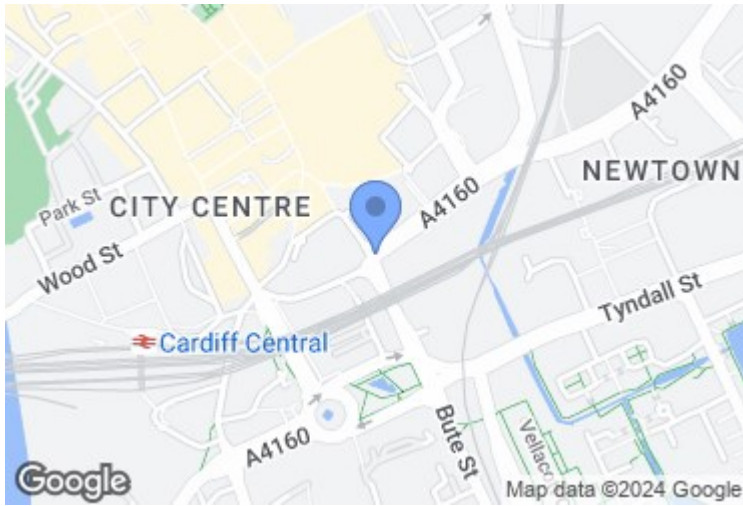
Tenure

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 Charges is £3,577.32 per annum and includes buildings insurance, Ground Rent is £200.00 per annum.

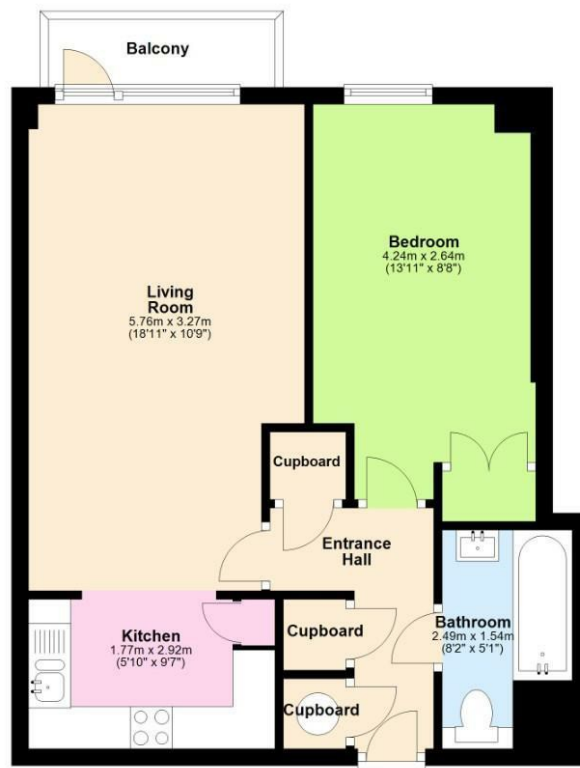
Council Tax

Band D.





Seventh Floor



Total area: approx. 46.8 sq. metres (503.5 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 ₂) 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.