



**KEY**

**EXECUTIVE**

**SALES**

**Chain Free £150,000 , Meridian Plaza, Bute Terrace, Cardiff CF10 2FP**



- Prime city centre location in the heart of Cardiff, moments from shops, restaurants, bars and entertainment venues
- Short walk to Cardiff Central railway station, ideal for commuters and professionals
- Spacious and contemporary open-plan living and dining area
- Modern fitted kitchen with integrated appliances
- Underfloor heating throughout for year-round comfort
- Ideal for owner-occupiers, first-time buyers and investors alike due to strong rental demand and an exceptional central location
- Bright and airy accommodation with excellent natural light
- Concierge service providing added security and convenience
- Well-maintained communal areas within a professionally managed development.
- Excellent access to Cardiff's business district, universities and major transport links



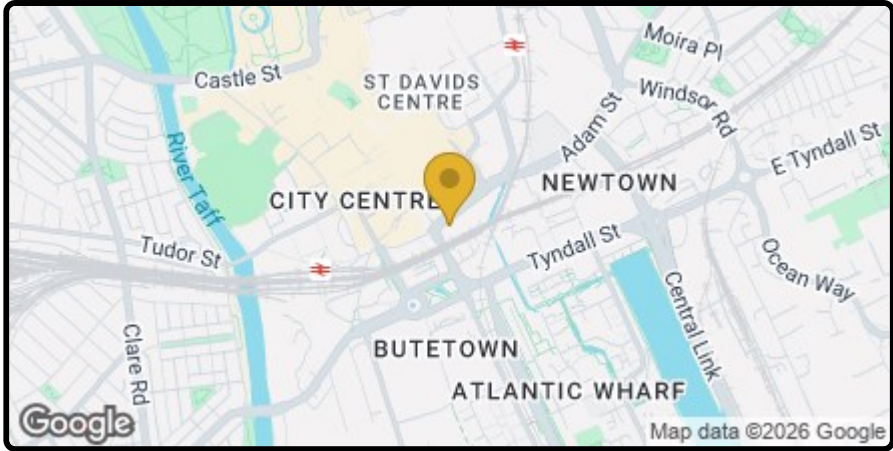
**, Meridian Plaza, Bute Terrace, Cardiff, CF10 2FP**

Situated in the highly sought-after Meridian Plaza development, this beautifully presented one-bedroom apartment offers contemporary city living in the heart of Cardiff City Centre.

The property comprises a spacious open-plan lounge and dining area, a modern fitted kitchen with integrated appliances, a generous double bedroom and a stylish bathroom. Large windows and a Juliet balcony to create a bright and airy living space, while underfloor heating throughout provides year-round comfort. Residents of Meridian Plaza benefit from secure entry, lift access and an on-site concierge service, all within one of Cardiff's most desirable City Centre developments. Ideally positioned just a short walk from Cardiff Central Station, St David's Shopping Centre and the city's excellent selection of restaurants, bars and entertainment venues, this apartment is perfectly suited to first-time buyers, professionals and investors alike.

The building's External Wall System (EWS1) assessment has been completed and the EWS1 form is expected to be re-issued imminently. This is anticipated to assist purchasers requiring mortgage finance and provide further confidence regarding the building's external wall assessment

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by Key Executive Sales. Key Executive Sales accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.



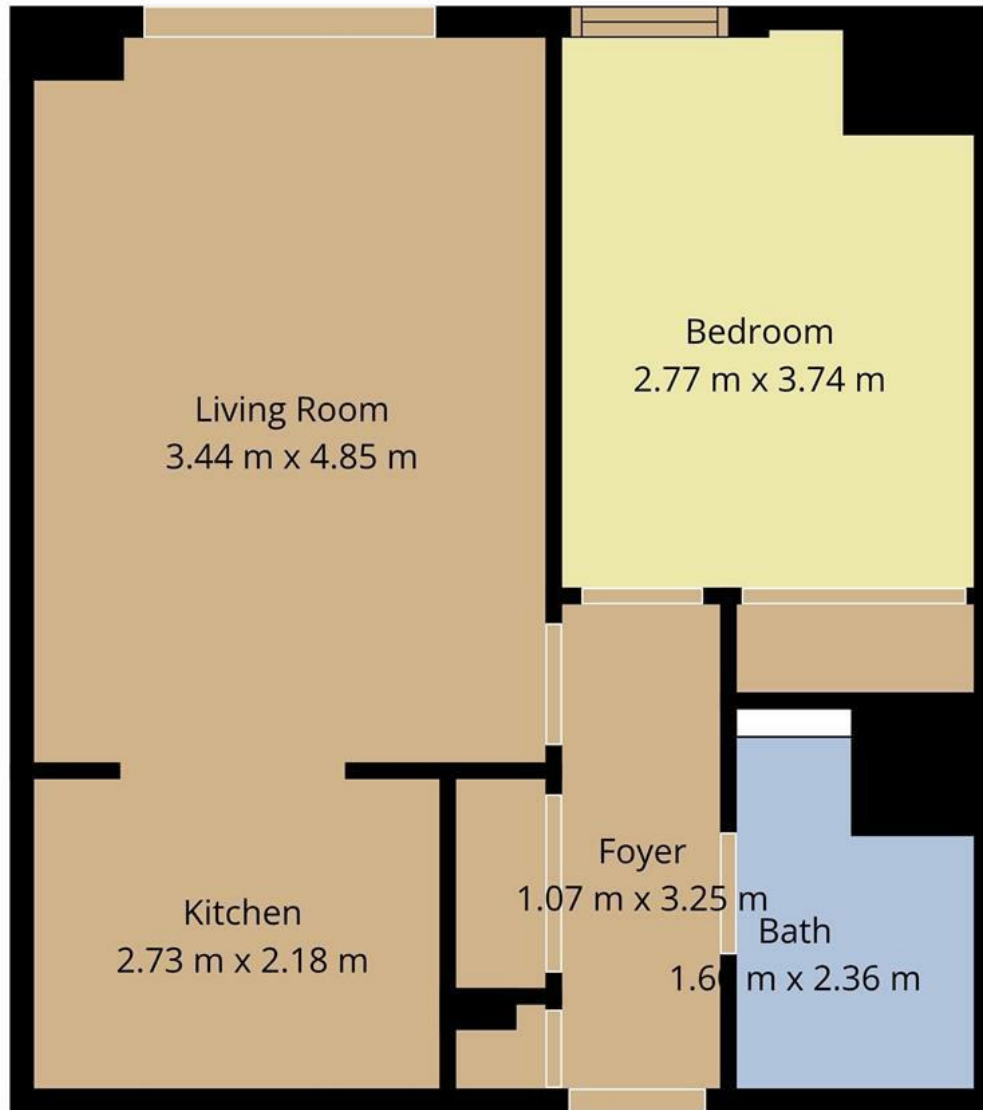
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) 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	

**Key Executive Sales**

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**TOTAL: 44 m2**  
1st floor: 44 m2  
EXCLUDED AREAS: WALLS: 5 m2