



# St James

DIVINE RE-INVENTION

## GLOSSOP ROAD

CITY CENTRE









## GLOSSOP ROAD

CITY CENTRE, CF24 0JT - £340,000



2 bedroom(s)



2 bathroom(s)



958.00 sq ft

Number 14 - Arguably one of the best loft style apartments you will see in Cardiff. This dramatic 2 bedroom apartment is set over 990 SQFT and boasts feature beams and exposed timber of the original church. Open plan living kitchen and dining area which further benefits from a contemporary log burner. The property benefits two double bedrooms, family bathroom and ensuite. There is also a parking space onsite included in the sale

Architecturally designed to create unique environments within this beautiful building. The combination of traditional features, contemporary glazing and exposed beams in the upper floors make this a special place to live. For many people, the kitchen is the true heart of the home. That's why every magnificent contemporary kitchen in St James is individually designed with modern fitted appliances.

Visit our magnificent collection of luxury apartments and townhouses to experience for yourself how location, design, and material can combine for the ultimate lifestyle. St James offers an impressive and remarkable collection of generously proportioned luxurious bedrooms for sleeping and dressing, creating a haven of peace for relaxing and unwinding at the end of a busy day.

St James Church is set in a vibrant location in the heart of Cardiff City Centre which makes the development perfect for culture, business, education, dining, shopping and everything else Cardiff has to offer. The most prestigious Cardiff Church residential development demands a specification to equal its importance. With no compromise on materials, detail or design to create an elegant quality finish.

EPC RATING - 75 C

Take a closer look at our interactive VR tour to appreciate the standard of this development.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**

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Director












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

















St James, Glossop Road, City Centre, Cardiff

















#### **ENTRANCE HALLWAY**

#### **BEDROOM ONE**

4.06m x 2.90m (13'3" x 9'6")

#### **ENSUITE**

0.90m x 2.2m (2'11" x 7'2")

#### **BEDROOM TWO**

#### **BATHROOM**

1.71m x 2.44m (5'7" x 8'0")

#### **KITCHEN AREA**

2.88m x 3.75m (9'5" x 12'3" )

#### **DINING AREA**

2.88m x 2.98m (9'5" x 9'9")

#### **LIVING AREA**

5.22m x 6.73m (17'1" x 22'0")

#### **TENURE**

We are advised by our client that the property is Leasehold with 1/15 share of the Freehold. This is to be confirmed by your legal advisor.

#### **SERVICE CHARGES**

We have been informed that the service charge is in the region of £2009.10 per annum, but this is to be confirmed by your solicitor

#### **LEASE DETAILS**

We are informed that there will be a new lease on completion of 999 years.

#### **COUNCIL TAX**

Band - TBC

#### **ADDITIONAL INFORMATION**

Award winning development as voted for in the Cardiff Life Awards 2022-2023 whist still under construction  
Additional parking options are available by further negotiation.  
Parking spaces have the ability for charging stations to be added should you vehicle require this .

#### **PARKING**

This apartment has a parking space included in the price.





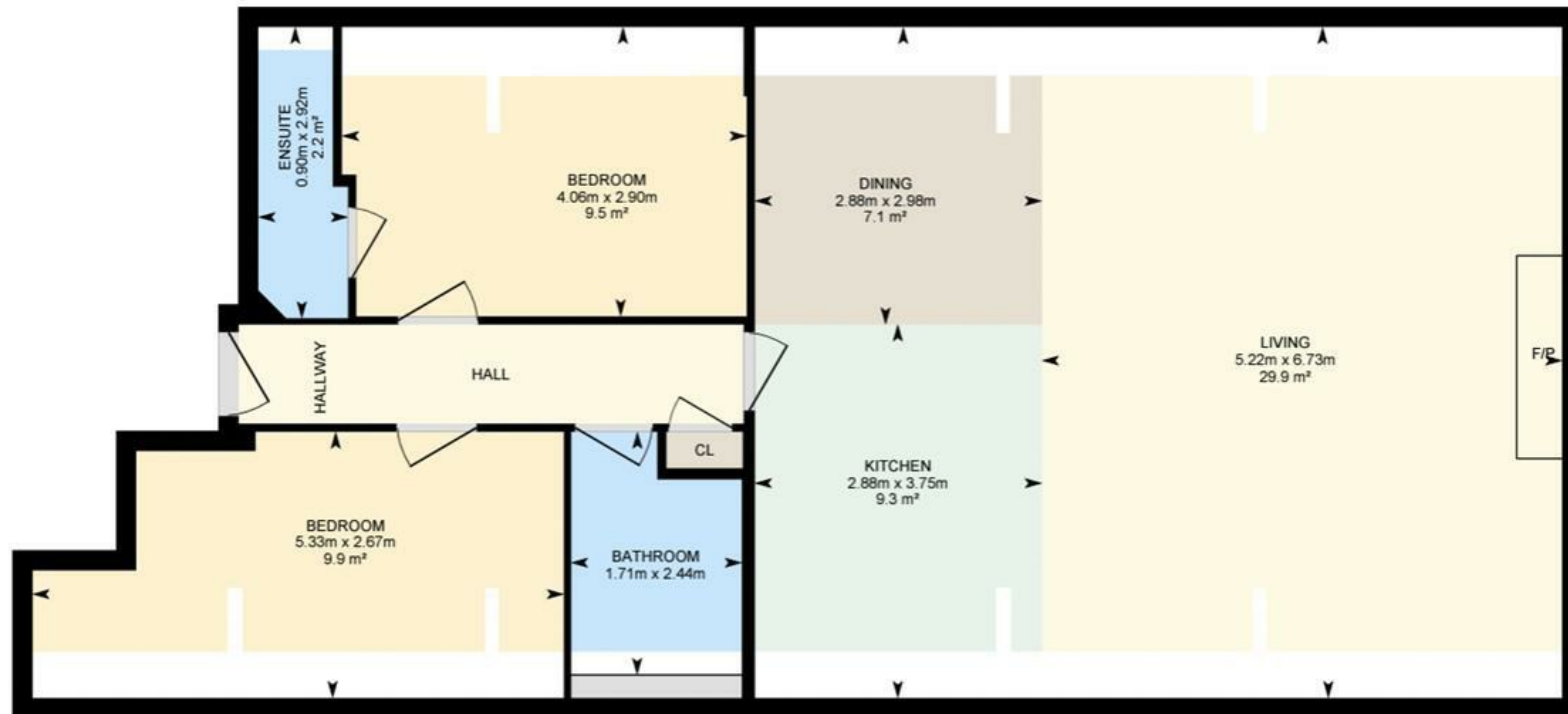
“ Fantastic loft apartment with exposed beams and log burner, a truly remarkable apartment,

”  
Comments by Mr Elliott Hooper-Nash



## St James Church- 14 Glossup Road, Roath, CRF

**3rd Floor** Exterior Area 88.07 m<sup>2</sup>  
Interior Area 79.08 m<sup>2</sup>  
Excluded Area 13.54 m<sup>2</sup>



0 2 4 m

PREPARED: 2022/05/31





[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross