



St James

DIVINE RE-INVENTION

NEWPORT ROAD

ADAMSDOWN





NEWPORT ROAD

ADAMSDOWN, CF24 0DS - ASKING PRICE £499,950



2 bedroom(s)



2 bathroom(s)



1625.00 sq ft

****CARDIFF CITY CENTRE, LUXURY LIVING****

Apartment 1 - The show apartment typifies the quality, design and attention to detail. Set over two floors in approx 1,625 SQFT is this impressive Duplex apartment. The property briefly comprises entrance hallway, downstairs WC, open plan living, dining and kitchen area. To the first floor are two open plan bedrooms both benefiting ensuite shower rooms and free standing bath to the master. The show apartment further benefits built in Wardrobes.

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.

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.

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) A		
(81-91) B		
(69-80) C	75	75
(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 	

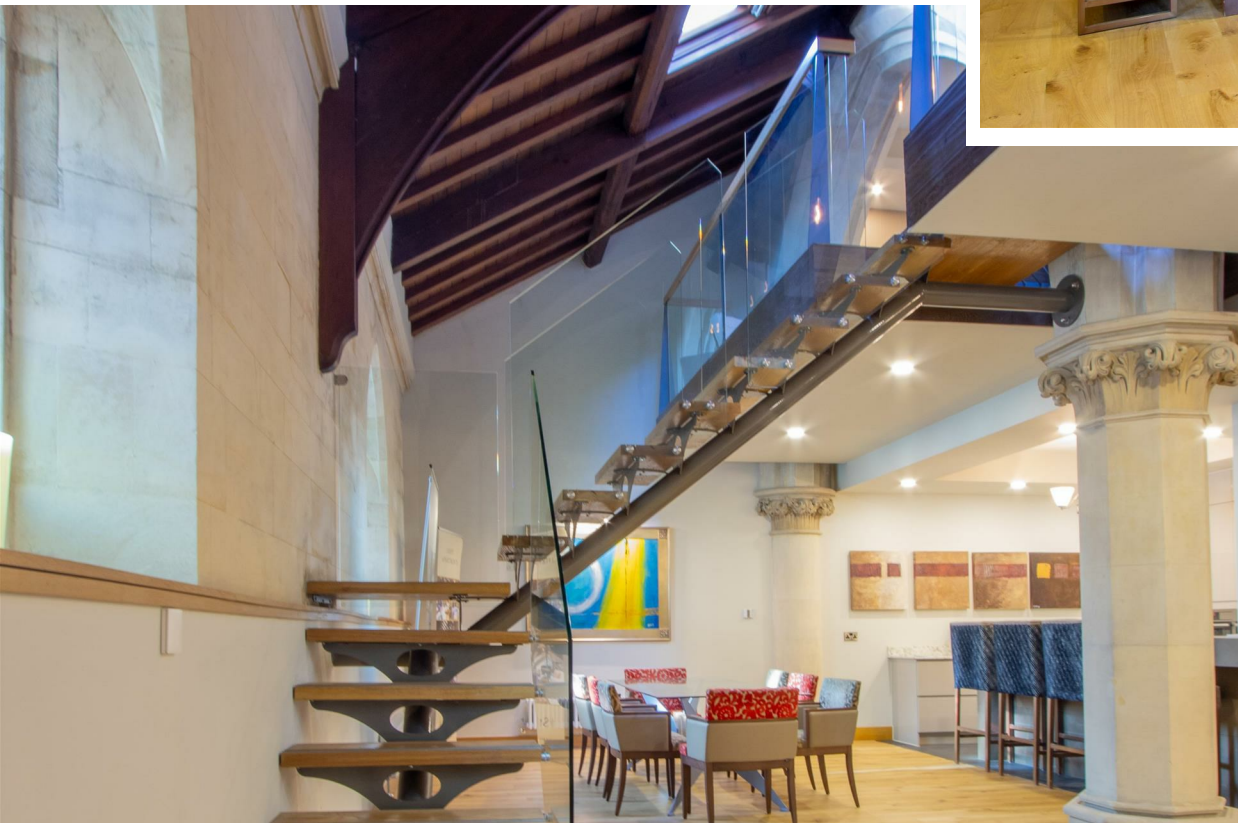








St James Church, City Centre, Newport Road,
Cardiff









ENTRANCE HALLWAY

WC

2.15m x 0.88m (7'0" x 2'10")

OPEN PLAN LIVING AREA

7.99m x 6.34m (26'2" x 20'9")

DINING AREA

3.92m x 4.03m (12'10" x 13'2")

KITCHEN AREA

4.07m x 4.03m (13'4" x 13'2")

TO THE FIRST FLOOR

BEDROOM TWO

3.75m x 4.45m (12'3" x 14'7")

ENSUITE

2.02m x 1.21m (6'7" x 3'11")

ENSUITE

4.42m x 3.31m (14'6" x 10'10")

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 £2343.72 per annum, but this is to be confirmed by your solicitor

BEDROOM ONE

4.42m x 4.95m (14'6" x 16'2")

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 whilst 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 .

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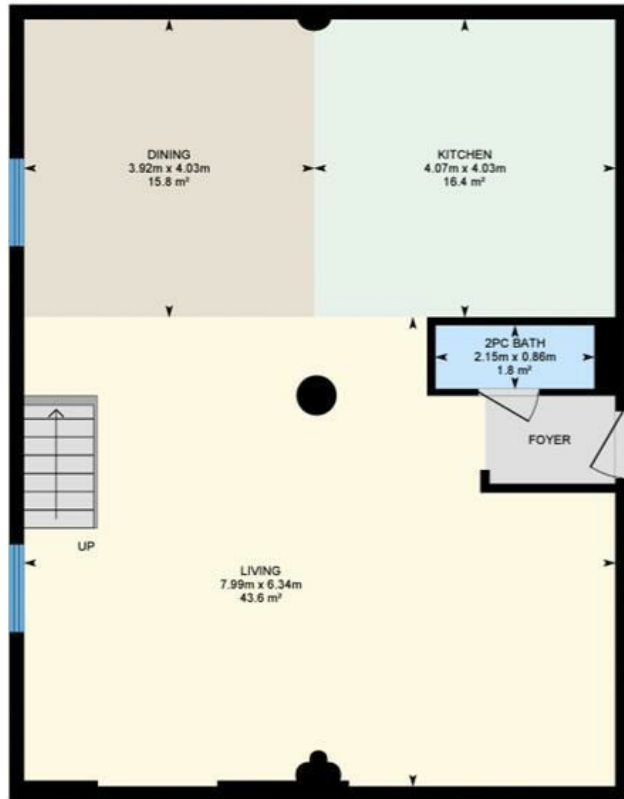
Stunning duplex apartment full of
history and amazing features

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Comments by Mr Elliott Hooper-Nash

St James Church-1 Glossup Road, Roath, CRF

Main Building: Total Exterior Area Above Grade 178.44 m²



Ground Floor
Exterior Area 90.07 m²



1st Floor
Exterior Area 88.37 m²

PREPARED: 2022/05/24

www.jeffreyross.co.uk

Jeffrey Ross