# Greyfriars Road

CITY CENTRE

www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

*Great location*

Comments by Ms Cody Byrne

**Property Specialist**

Ms Cody Byrne

Administrator

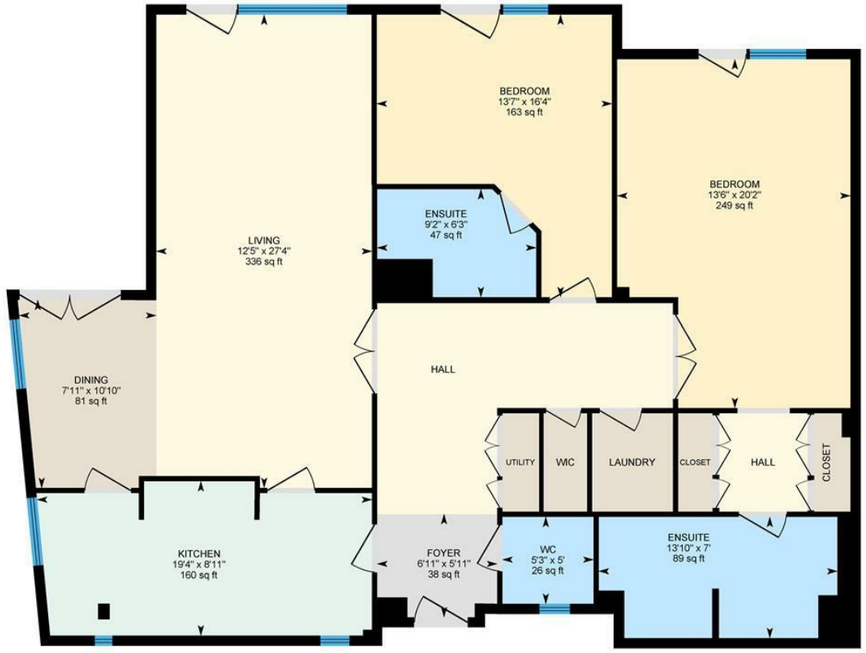
cody@jeffreyross.co.uk


*A luxury City Centre apartment located in the heart of Cardiff and close to all of Cardiff;s attractions. Offering two double bedrooms, each with their own ensuite bathrooms and boasting over 1500 square feet of internal living space plus a wraparound balcony with views overlooking the Cardiff skyline.*

Comments by the Homeowner

## Park View, City Centre, CRF

**5th Floor** Interior Area 1519.09 sq ft

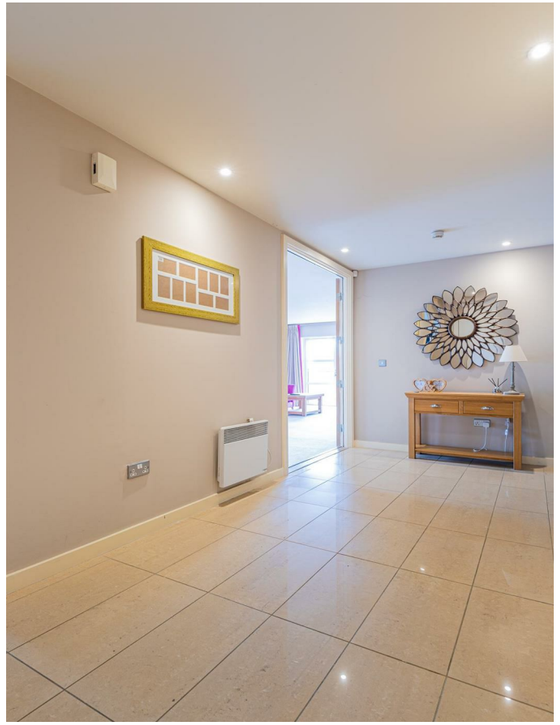



0 4 8 ft

N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE



# Greyfriars Road

*City Centre, Cardiff, CF10 3AL*

PCM

## £2,400 PCM

2 Bedroom(s) | 2 Bathroom(s) | 1519.00 sq ft

Contact our

*Penylan Branch*

02920 499680

This superior top floor two bedroom luxury apartment is located in the prestigious Park View apartments above the Park Plaza Hotel, convenient to all that Cardiff City centre has to offer. The apartment has two large South facing terrace's with far reaching views overlooking the city centre and beyond. This fabulous City Centre Apartment offers particularly spacious accommodation comprising wide hallway with copious storage cupboards, laundry cupboard, cloakroom/W.C, the large, light and airy lounge/dining room leads onto both of the large terrace's, there is separate fitted kitchen with gloss white units and built-in appliances, two fantastic sized bedrooms, both with spacious en-suite bathrooms and a dressing room off one. off both bedrooms. The apartment comes with a secure basement parking space and benefits from a video entry system, along with an entrance foyer with Concierge and access. The property is offered Furnished or Unfurnished.

EPC Rating: TBC
Council Tax Band: H

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

Entrance Hallway

Utility Room

W.C. 5'3" x 5' (1.60m x 1.52m)

Laundry Room

Kitchen 19'4" x 8'11" (5.89m x 2.72m)

Dining Room 10'10" x 7'11" (3.30m x 2.41m)

Living Room 27'4" x 12'5" (8.33m x 3.78m)

Bedroom 20'2" x 13'6" (6.15m x 4.11m)

Dressing Area

Ensuite 13'10" x 7' (4.22m x 2.13m)

Bedroom 16'4" x 13'7" (4.98m x 4.14m)

Ensuite 9'2" x 6'3" (2.79m x 1.91m)

## Tenure

We have been advised by our seller client that the property is leasehold your legal representative should confirm this. The annual Ground rent is £100 per annum. The annual service charge is currently £10,701 per annum. Separate ground rent £50 per annum and service charge £230.56 per annum for parking space.

## EPC

TBC

## Council Tax

Band H

## Broadband

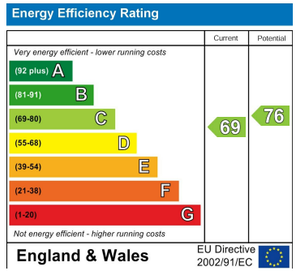
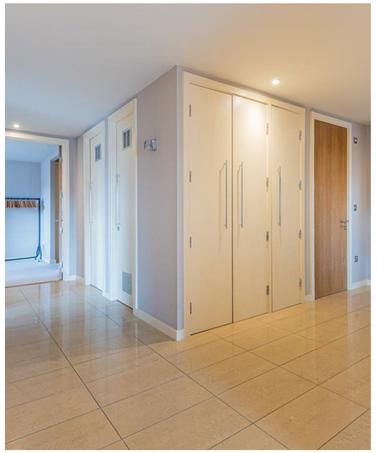
According to Ofcom the fastest speed available is 1000 Mbps.

## Mobile Coverage

According to Ofcom the four main mobile providers have the reception for voice calls as likely.

## Construction

The property is steel frame with concrete block floor.


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
69
76
England & Wales
EU Directive 2002/91/EC