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CARDIFF

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BRISTOL



*Bute Terrace*



Comments by Mr Rhys Carter



**Property Specialist**  
**Mr Rhys Carter**  
Senior valuer

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Comments by the Homeowner



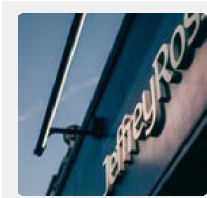


# Bute Terrace

, Cardiff, CF10 2FQ

PCM  
**£1,350 PCM**

 1 Bedroom(s)  1 Bathroom(s)  sq ft



Contact our  
***Penylan Branch***  
02920 499680

Jeffrey Ross are delighted to market this well presented one bedroom apartment in the ever popular Meridian Plaza on Bute Terrace in the City Centre. The property comprises of entrance hallway, spacious double bedroom with built in storage, bathroom with shower above the bath, large open plan living room / kitchen with integrated appliances opening out on to a rare and southeast facing roof terrace offering stunning views over Cardiff Bay. The property is offered fully furnished and further benefits from off-road parking space.

EPC Rating: C  
Council Tax Band: D

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.



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| 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<br>2002/91/EC |

