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CARDIFF

VALE

CAERPHILLY

BRISTOL



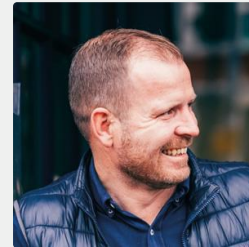
Newport Road

CITY CENTRE



A brilliant space set over two floor and approx 1,500 sqft, Number 4 is located on the rear side of the development and offers stylish and convenient living.

Comments by Mr Elliott Hooper-Nash

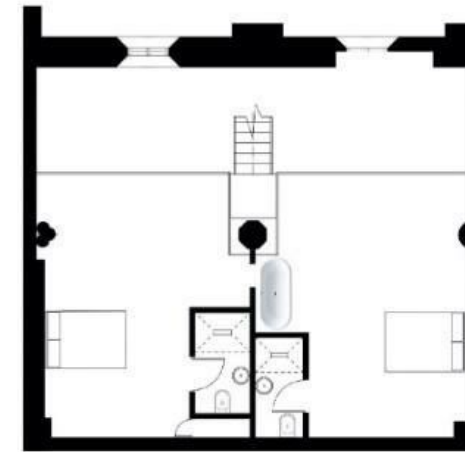


Property Specialist
Mr Elliott Hooper-Nash
Director

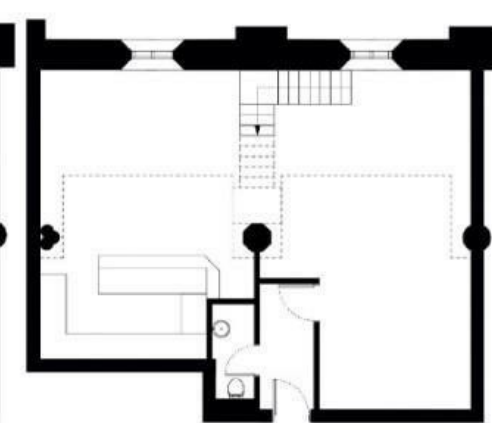
Elliott@jeffreygross.co.uk



PLOT 4



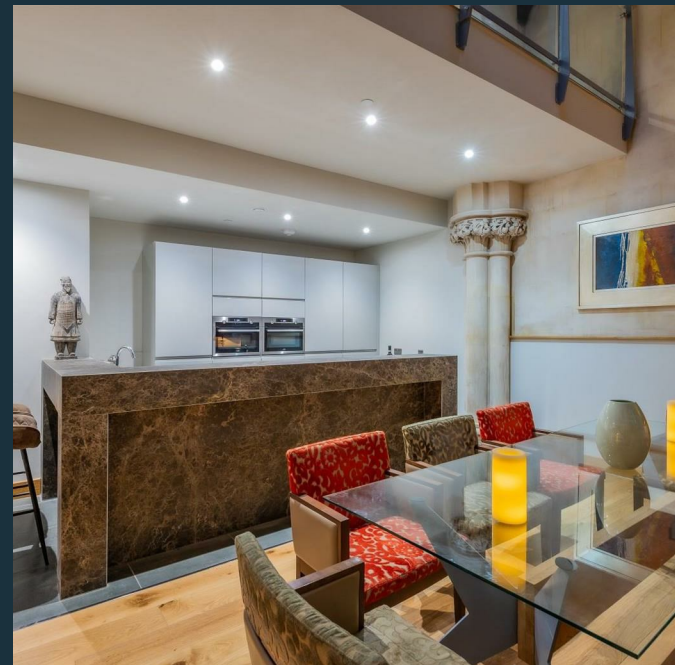
Ground Floor



First Floor

We had a vision to create something truly unique and something that would last. We ensured across the development that there would be no compromise on materials, detail or design and that we wanted to create an elegant quality finish across all apartments.

Comments by the Homeowner



138 Sq.M.

Ground floor 76 Sq.M. / Upper floor 62 Sq.M.





Newport Road

City Centre, Cardiff, CF24 0DS

Asking Price

£475,000



2 Bedroom(s)



2 Bathroom(s)



1550.00 sq ft



Contact our
Llanishen Branch
02920 499680

AWARD WINNING DEVELOPMENT - 2022 - WINNER OF BEST TRANSFORMATION IN CARDIFF...

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.

Apartment 4
The show apartment typifies the quality, design and attention to detail. Set over two floors in approx 1,496 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.

EPC RATING - 78 C



Entrance Hallway 3'4" x 10'9" (1.03m x 3.30m)

Downstairs WC 3'10" x 7'0" (1.18m x 2.15m)

Living / Dining / Kitchen Area 33'5" x 26'2" widest (10.21m x 7.98m widest)

To the first floor

Bedroom One 20'7" x 16'9" (6.28m x 5.12m)

Ensuite 3'6" x 7'6" (1.09m x 2.30m)

Bedroom Two 20'7" x 16'2" (6.29m x 4.94m)

Ensuite 3'6" x 7'6" (1.09m x 2.30m)

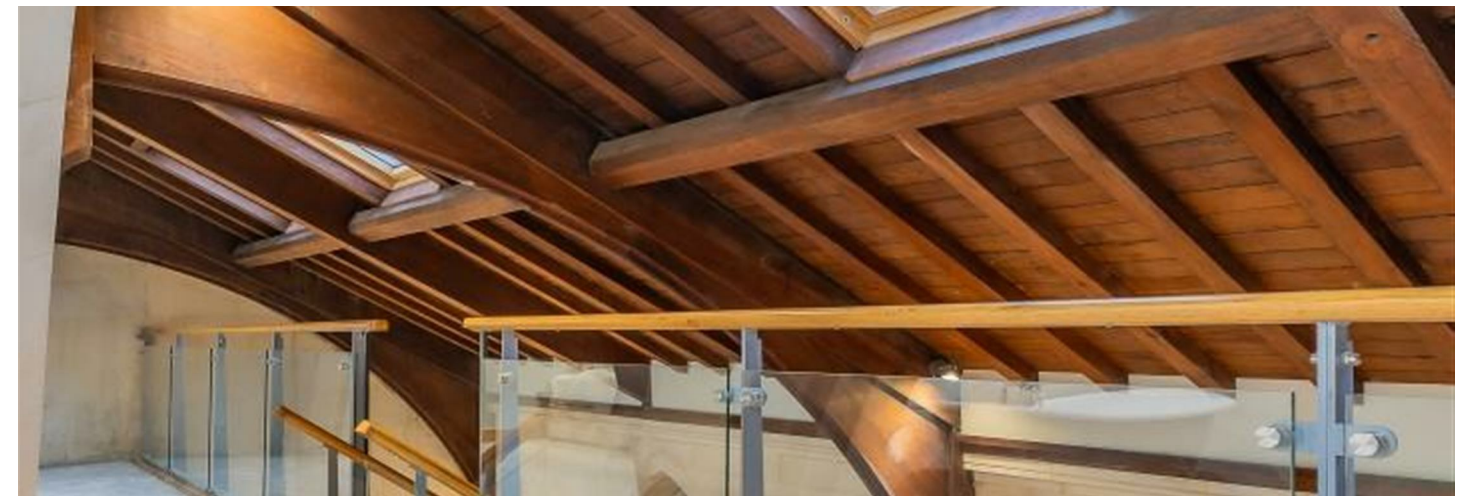
Tenure
We are advised by our client that the property is Leasehold with 1/16th share of the Freehold. This is to be confirmed by your legal advisor.

Service Charges
We have been informed that the service charge is in the region of £1,874.39 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 E

Additional Information
Our rental department have advised a rental figure of £2,400 per month / £28,800 per annum / 6.4% yield before charges.
*Parking is included if agreed at the asking price





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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

