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Newport Road
CITY CENTRE

CARDIFF

VALE

CAERPHILLY

BRISTOL



An impressive Duplex that boast many original features of the church as well as two bathrooms. Apartments 9,10 and 11 would make excellent buy to let investments. Given how unique the development is, it would also prove popular for short term stays.


Comments by Mr Elliott Hooper-Nash

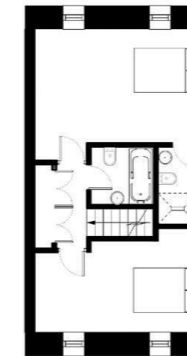


Property Specialist
Mr Elliott Hooper-Nash
 Director

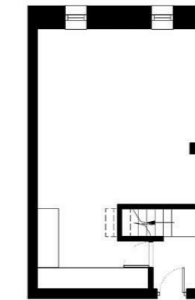
Elliott@jeffreygross.co.uk



 **PLOT 10 - DUPLEX**



First Floor



Ground Floor

82.57 Sq.M.



*Floorplan is for illustrative purposes only.

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(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		



Newport Road

City Centre, Cardiff, CF24 0DS

Prices From

£275,000



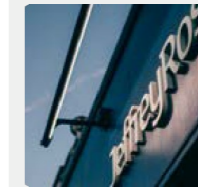
2 Bedroom(s)



2 Bathroom(s)



876.00 sq ft



Contact our
Llanishen Branch

02920 499680

Prices from £275,000 on our remaining 2 bedroom duplex apartments PLOTS 9 & 11.

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.

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.



Entrance Hallway 8'0" x 4'10" (2.45m x 1.48m)

Stairs to first floor

Lease length

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

Open plan Living / Dining / Kitchen 25'2" x 15'9" widest (7.68m x 4.82m widest)

Council Tax

Band - C

To the first floor

Additional Information

Our rental department have advised a rental figure of £1,500 per month.

Bedroom One 15'9" x 11'6" (4.81m x 3.51m)

Ensuite 7'1" x 4'8" (2.16m x 1.43m)

Bathroom 5'10" x 5'6" (1.79m x 1.68m)

Bedroom Two 8'9" x 15'10" (2.69m x 4.83m)

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 £1,697.42 per annum, but this is to be confirmed by your solicitor



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