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CARDIFF

VALE

CAERPHILLY

BRISTOL





Stylish 1 bedroom duplex that rivals the size of most 2 bedroom apartments in the City Centre. An truely brillaint space that would make an ideal first time purchase, buy to elt invetsment or short terms holiday let.

Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
Director

Elliott@jeffreygross.co.uk

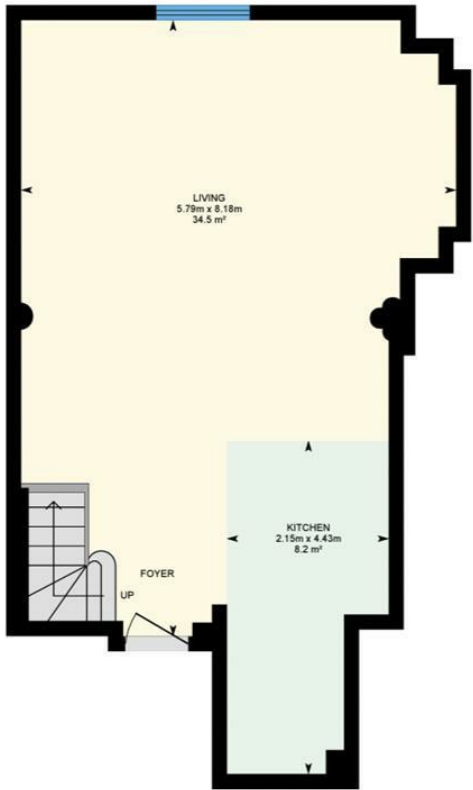


We had a vision to create something truely unique and something that would last. We ensured across the development that there would be no compromise on, materials, detail or design and that we wanted to create an elegant quality finish across all apartments.

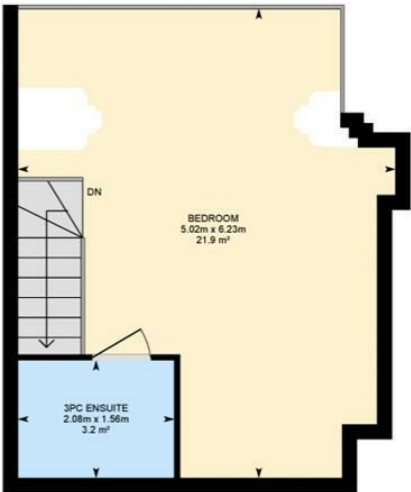
Comments by the Homeowner

St James Church-3 Glossup Road, Roath, CRF

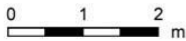
Main Building: Total Exterior Area Above Grade 83.33 m²



Ground Floor
Exterior Area 51.21 m²



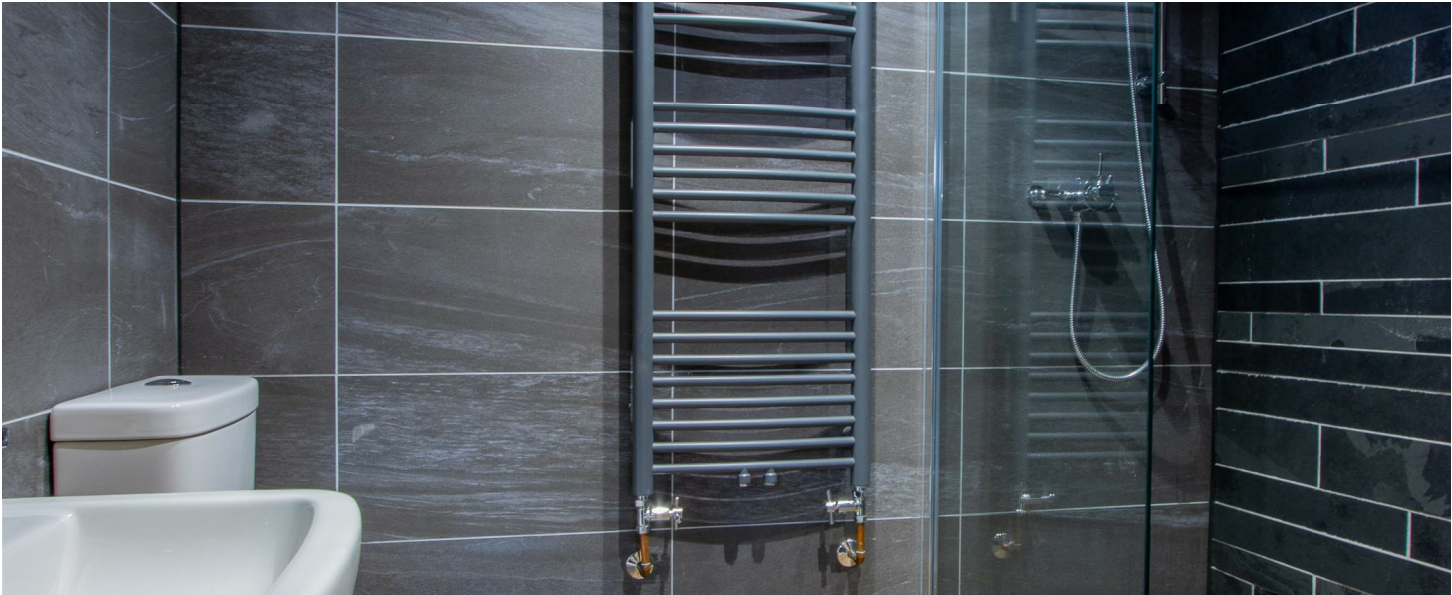
First Floor
Exterior Area 32.12 m²



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.

PREPARED: 2022/05/24





Newport Road

City Centre, Cardiff, CF24 0DS

Asking Price

£250,000



1 Bedroom(s)



1 Bathroom(s)



775.00 sq ft



Contact our
Llanishen Branch

02920 499680

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

Apartment 3 - This unique Duplex, 1 bedroom apartment features an open plan mezzanine to the first floor for the bedroom with glass balustrade over looking the living room. Set over approx 775 SQFT this apartment is bigger than most two beds in the area. The property benefits modern fitted kitchen and breakfast bar, Feature church pillars and stained glass make this an inviting and impressive space. The bathroom is ensuite to the bedroom upstairs. This would make a great first time purchase or investment.

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.

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.

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 - 74 C

Take a closer look at our interactive VR tour to appreciate the standard of this development.

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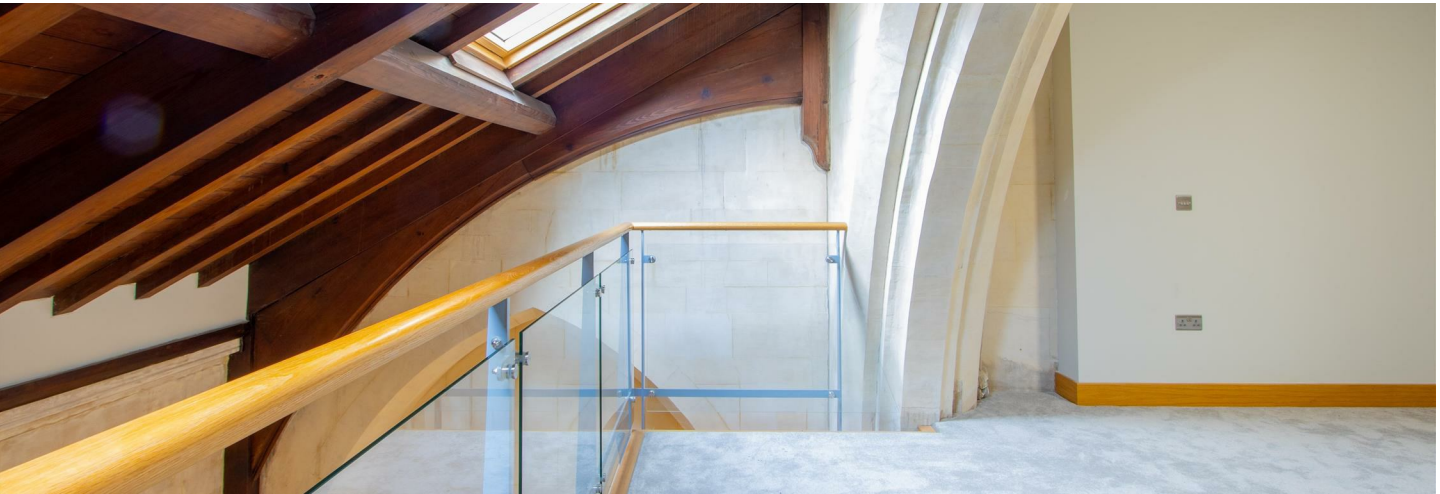
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Entrance	Council Tax
Open plan Living / Dining area 18'11" x 26'10" (5.79m x 8.18m)	Band - B
Kitchen Area 7'0" x 14'6" (2.15m x 4.43m)	Additional Information
To the First Floor	Award-winning development, as voted for in the Cardiff Life Awards 2022–2023 whilst still under construction.
Bedroom 16'5" x 20'5" (5.02m x 6.23m)	
Bathroom 6'9" x 5'1" (2.08m x 1.56m)	
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 £1953.77 per annum, but this is to be confirmed by your solicitor	
Lease length	
We are informed that there will be a new lease on completion of 999 years.	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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

