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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Newport Road*  
CITY CENTRE



*Stylish 1 bedroom duplex that rivals the size of most 2 bedroom apartments in the City Centre. A truly brilliant space that would make an ideal first time purchase, buy to let investment or short term holiday let.*

Comments by Mr Elliott Hooper-Nash



**Property Specialist**  
Mr Elliott Hooper-Nash  
Director

Elliott@jeffreyross.co.uk

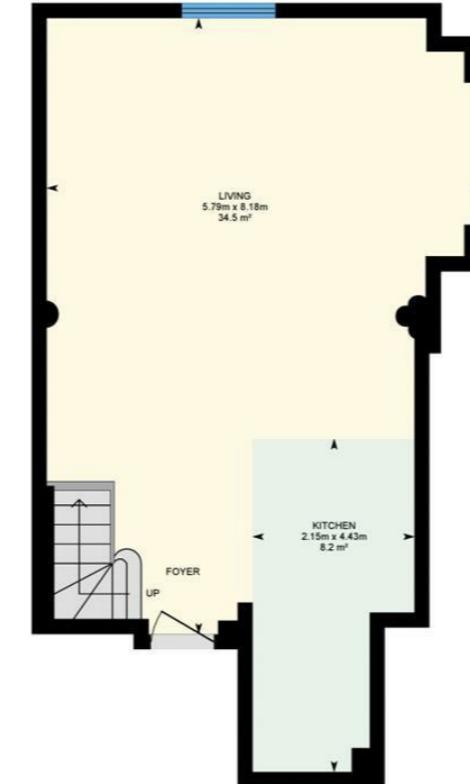


*We had a vision to create something truly unique and something that would last. We ensured across the development that there would be no compromise on materials, detail or design and that we wanted to create an elegant quality finish across all apartments.*

Comments by the Homeowner

## St James Church-3 Glossup Road, Roath, CRF

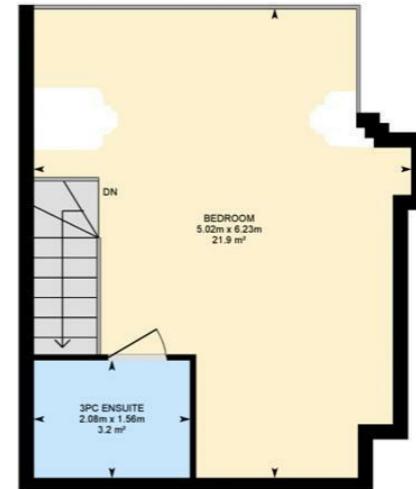
Main Building: Total Exterior Area Above Grade 83.33 m<sup>2</sup>



Ground Floor  
Exterior Area 51.21 m<sup>2</sup>

0 1 2 m

N



First Floor  
Exterior Area 32.12 m<sup>2</sup>

PREPARED: 2022/05/24

iGUIDE

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.

# Newport Road

*City Centre, Cardiff, CF24 0DS*

Asking Price

**£250,000**



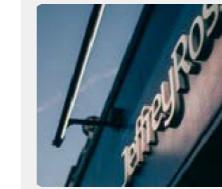
1 Bedroom(s)



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.





#### Entrance

**Open plan Living / Dining area** 18'11" x 26'10" (5.79m x 8.18m)

**Kitchen Area** 7'0" x 14'6" (2.15m x 4.43m)

#### To the First Floor

**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 £1,677.06 per annum, but this is to be confirmed by your solicitor

#### Lease length

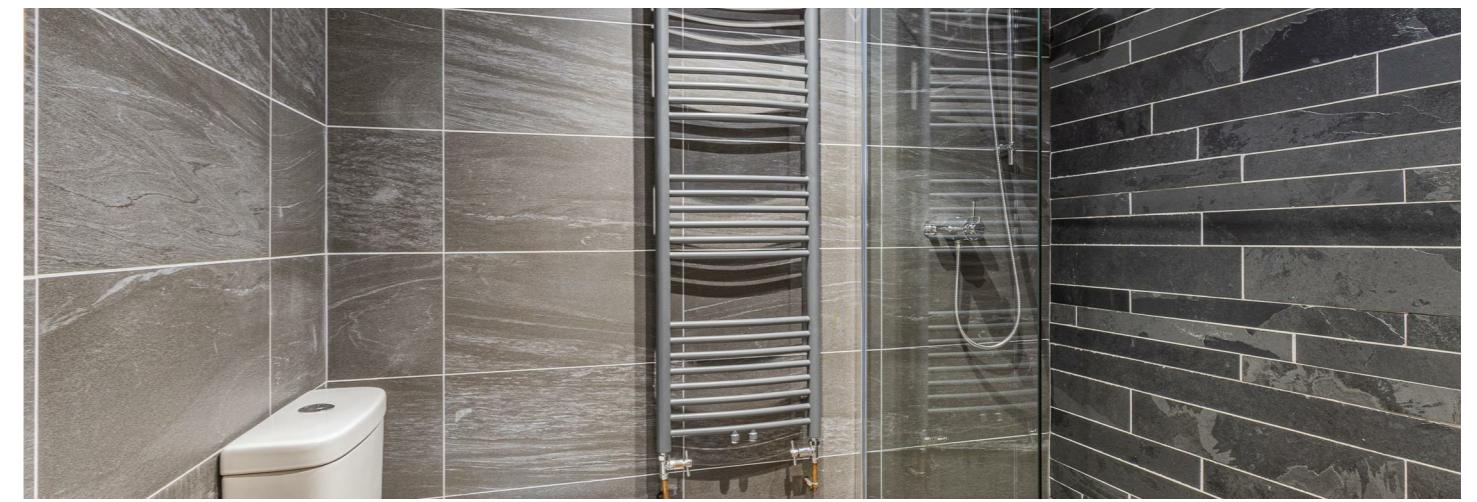
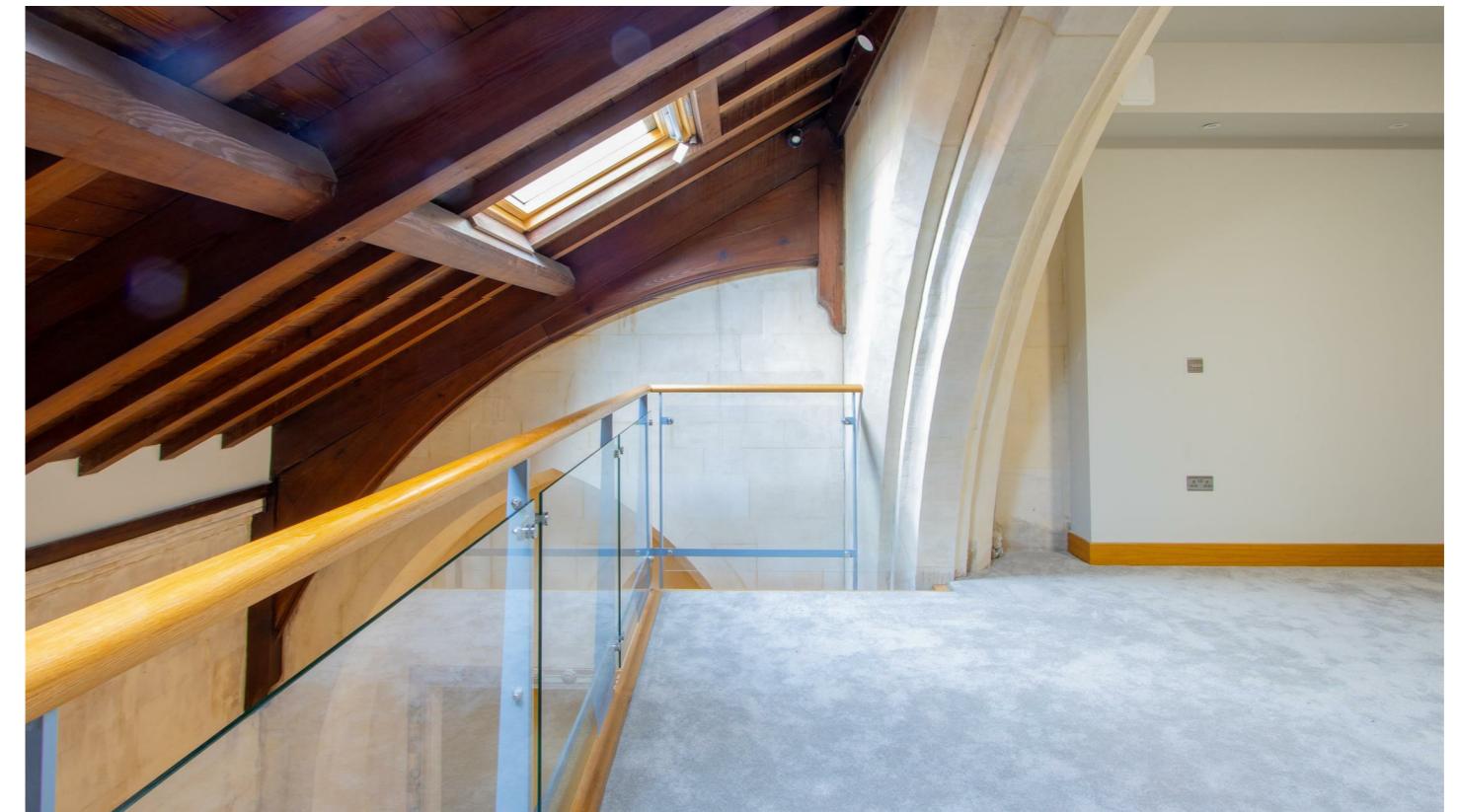
We are informed that there will be a new lease on completion of 999 years.

#### Council Tax

Band - B

#### Additional Information

Award-winning development, as voted for in the Cardiff Life Awards 2022–2023 whilst still under construction.





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		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		