www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL





Fantastic loft apartment with exposed beams and log burner, a truly remarkable apartment located on the top floor of this incredible development.

Comments by Mr Elliott Hooper-Nash



Property Specialist

Mr Elliott Hooper-Nash

Director

Elliott@jeffreyross.co.uk

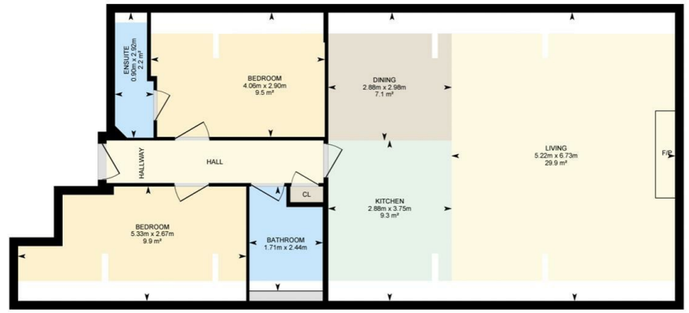
We had a vision to create something truly unique and something that would last. We ensured across the development that there would be no compromise on materials, detail or design and that we wanted to create an elegant quality finish across all apartments.

Comments by the Homeowner



St James Church- 14 Glossup Road, Roath, CRF

3rd Floor Exterior Area 88.07 m²
Interior Area 79.08 m²
Excluded Area 13.54 m²



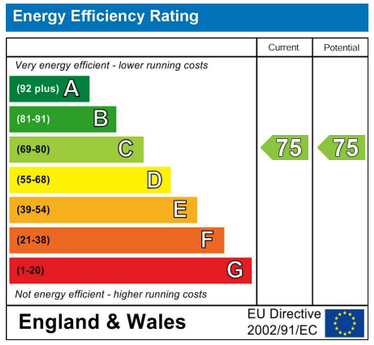
0 2 4 m

PREPARED: 2022/05/31

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.

iGUIDE





Entrance Hallway

Bedroom One 13'3" x 9'6" (4.06m x 2.90m)

Ensuite 2'11" x 7'2" (0.90m x 2.2m)

Bedroom Two

Bathroom 5'7" x 8'0" (1.71m x 2.44m)

Kitchen Area 9'5" x 12'3" (2.88m x 3.75m)

Dining Area 9'5" x 9'9" (2.88m x 2.98m)

Living Area 17'1" x 22'0" (5.22m x 6.73m)

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 £1,706.20 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 C

Additional Information

Award-winning development, as voted for in the Cardiff Life Awards 2022–2023 whilst still under construction.
Parking options are available by further negotiation.
Parking spaces have the ability to include charging stations, should your vehicle require one.





Newport Road

City Centre, Cardiff, CF24 0DS

Asking Price

£325,000

2 Bedroom(s) 2 Bathroom(s) 928.00 sq ft



Contact our
Llanishen Branch
02920 499680

CARDIFF CITY CENTRE, LUXURY LIVING
Number 14 - Arguably one of the best loft style apartments you will see in Cardiff City Centre. This dramatic 2 bedroom apartment is set over 990 SQFT and boasts feature beams and exposed timber of the original church. Open plan living kitchen and dining area which further benefits from a contemporary log burner. The property benefits two double bedrooms, family bathroom and ensuite.

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 - 75 C

