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CARDIFF

VALE

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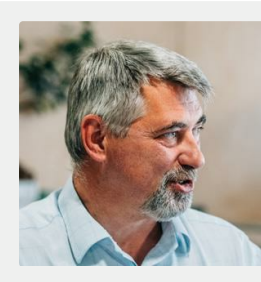
Greyfriars Road

CITY CENTRE



This superb top-floor, two-bedroom luxury apartment is situated within the prestigious Park View development above the Park Plaza Hotel, offering unrivalled convenience to everything Cardiff city centre has to offer.

Comments by Mr Julian Preston



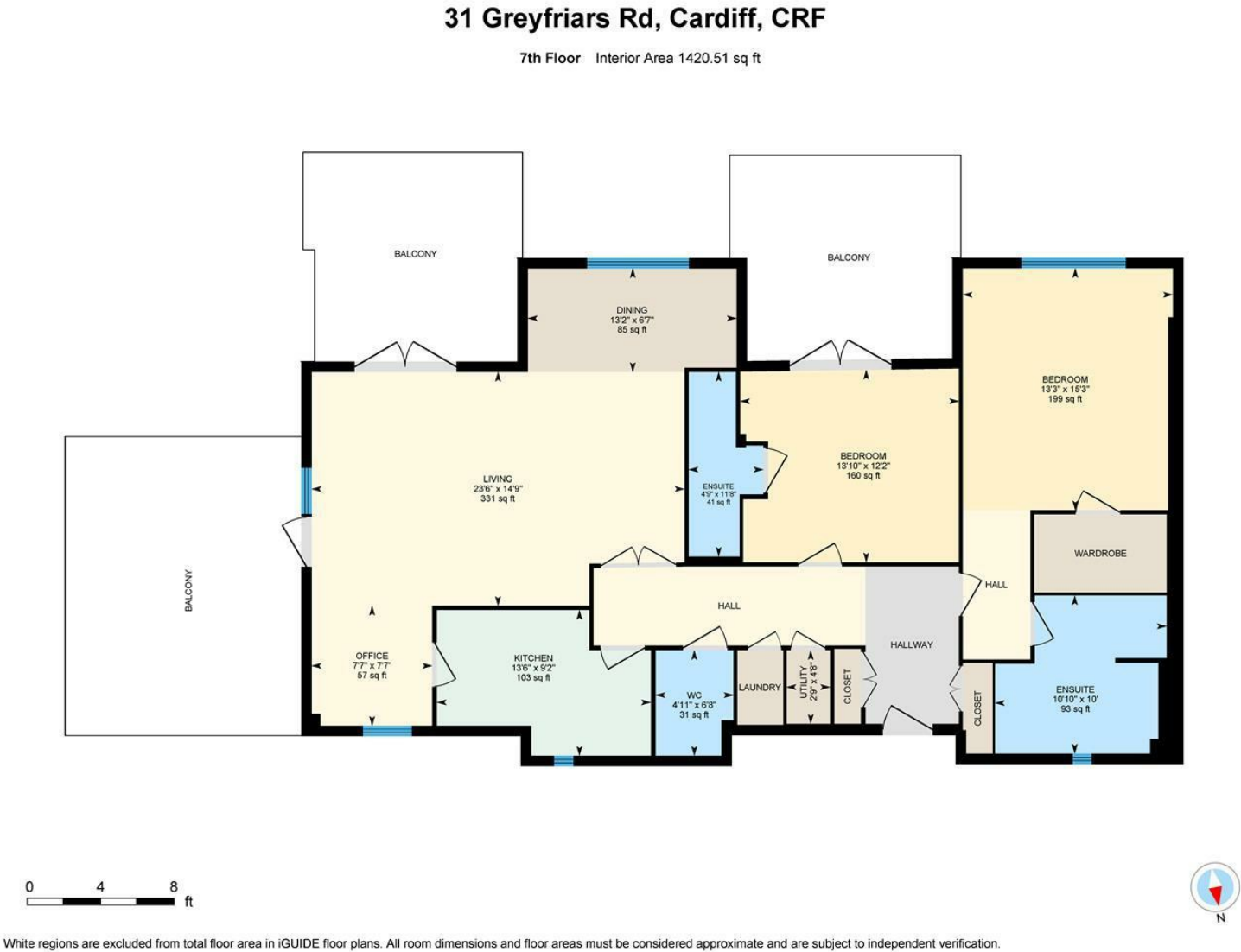
Property Specialist
Mr Julian Preston
Senior valuer

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This exceptional apartment provides particularly spacious and elegant accommodation throughout. The large, light-filled lounge and dining area features full-height glazing and opens directly onto both terraces. A separate contemporary kitchen is fitted with gloss white cabinetry and integrated appliances. There are two generously sized double bedrooms, each with its own spacious en-suite bathroom; one bedroom also benefits from a dedicated dressing room. Further features include secure basement parking, a video entry system, and access to an impressive entrance foyer with concierge service.

Comments by the Homeowner







Greyfriars Road

City Centre, Cardiff, CF10 3AL

Asking Price

£495,000



2 Bedroom(s)



2 Bathroom(s)



1442.00 sq ft



Contact our
Pontcanna Branch
02920 499680

This superior top floor two bedroom luxury apartment is located in the prestigious Park View apartments above the Park Plaza Hotel, convenient to all that Cardiff City centre has to offer. The apartment has two large South facing terrace's with far reaching views overlooking the city centre and beyond. This fabulous City Centre Apartment offers particularly spacious accommodation comprising wide hallway with copious storage cupboards, laundry cupboard, cloakroom/W.C, the large, light and airy lounge/dining room leads onto both of the large terrace's, there is separate fitted kitchen with gloss white units and built-in appliances, two fantastic sized bedrooms, both with spacious en-suite bathrooms and a dressing room off one. off both bedrooms. The apartment comes with a secure basement parking space and benefits from a video entry system, along with an entrance foyer with Concierge and access.

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Communal Entrance/Concierge

Enter via security fob entry glass doors into communal entrance lounge area with Concierge desk, lift to all floors and stairs proving access to all floors

Entrance hall

An impressive wide hallway with attractive wood flooring, copious storage cupboards, one housing hot water tank, laundry cupboard with plumbing for washing machine, wall mounted video entry intercom system. Doors off to all rooms.

Cloakroom/W.C

Tiled flooring. Part tiled walls. W.C, wall mounted wash hand basin with large mirror over. Heated towel rail. Shaver point. Extractor fan, recessed ceiling down-lights.

Lounge/dining room

Double doors lead into a very spacious reception room with ample space for both living and dining areas with double glazed south facing windows and doors leading onto two separate large roof terraces, one facing south and the other facing south-east providing lovely seating and alfresco dining areas with far reaching views across the city centre and beyond, Recessed ceiling down-lights. Newly carpeted flooring. Door to kitchen.

Kitchen

Fitted with a range of base and wall mounted cupboard and drawer units in a gloss white finish with contrasting granite counter-tops, 1.5 bowl sink unit, built in appliances, wood flooring, recessed ceiling down-lights.

Bedroom one

Double glazed windows, an exceptionally large double bedroom. with wood flooring, recessed ceiling down-lights. Doors to:-

Dressing room

Wood flooring, fitted shelving and hanging rail.

En-suite

Tiled flooring, part tiled walls. Large shower cubicle, with rainfall shower, large wall hung wash hand basin with large mirror over. WC large bath, shaver point, extractor fan, heated towel rail, recessed ceiling down-lights, double glazed window.

Bedroom two

Double glazed windows and patio door, to large decked balcony, An exceptionally large double bedroom with wood flooring, recessed ceiling down-lights. Door to:-

En-suite

Tiled flooring. Part tiled walls. Shower cubicle. Wall mounted wash hand basin, with mirror over. W.C, shaver point, extractor fan, heated towel rail.

Parking

Secure gated, allocated undercroft parking space.

Tenure

Leasehold with approximately 105 years remaining. You are advised to have your legal representative check and confirm this information.

Service charge

We understand this is currently approximately £5065 per annum. You are advised to have your legal representative check and confirm this information.

Ground rent

£100 per annum. You are advised to have your legal representative check and confirm this information.

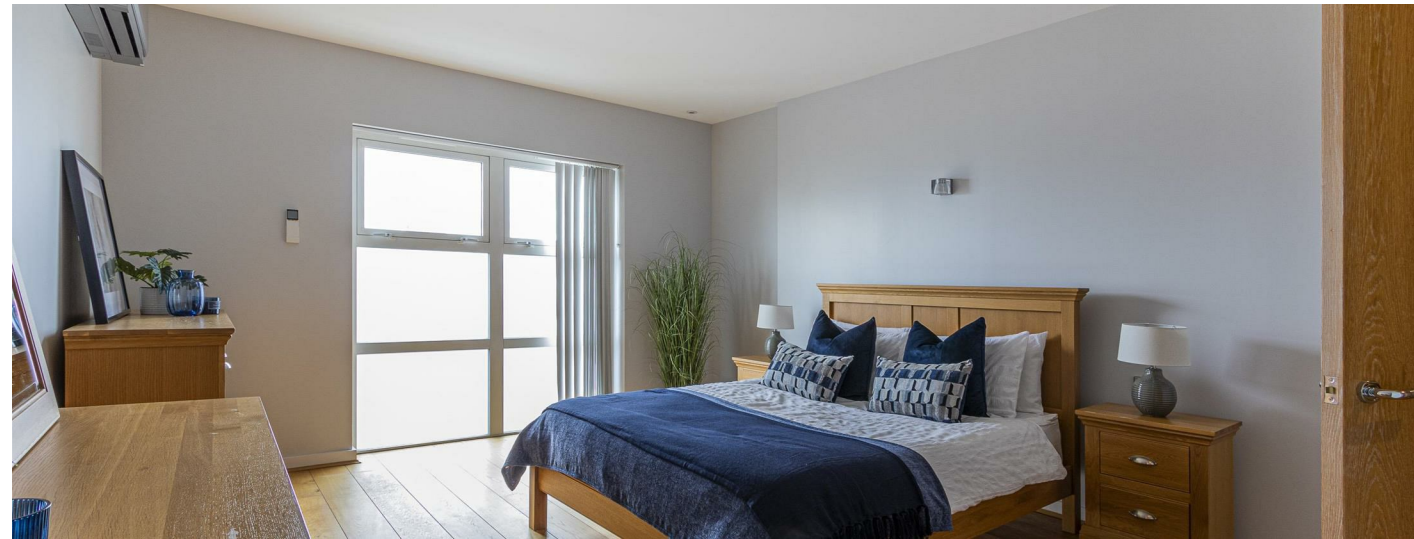
Ground rent parking bay

£50 per annum. You are advised to have your legal representative check and confirm this information.

Council Tax

Band H









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

