



65 Meridian Plaza Bute Terrace, Cardiff, CF10 2FQ

Price £149,950



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Prime City Living at Meridian Plaza, Cardiff

Situated on the 6th floor of Meridian Plaza, this one-bedroom apartment offers a rare opportunity to experience Cardiff City Centre at its finest. Ideal for professionals, first-time buyers, or investors, this modern home combines contemporary design with a prime location for an unmatched urban lifestyle.

Elevated Views and Balcony Retreat

One of the standout features of this apartment is its private balcony, which provides panoramic views of the Cardiff skyline. Whether enjoying a morning coffee or relaxing in the evening, this outdoor space offers a peaceful retreat above the bustling city below. It's the perfect spot to unwind and take in the vibrant cityscape.

A Gourmet Kitchen for the Home Chef

At the heart of this apartment is the modern, open-plan kitchen fitted with high-end Bosch appliances. Designed for both style and functionality, the kitchen features sleek cabinetry, ample storage, and premium finishes that will delight any home chef. The integrated appliances ensure a clean and streamlined look, while the underfloor heating adds a touch of luxury, making the space comfortable year-round.

Modern Bathroom: A Space for Relaxation

The bathroom has been crafted with relaxation in mind. Featuring modern fixtures and elegant tiling, it's the perfect blend of sophistication and practicality. Whether you're getting ready for the day or winding down at night, this space provides a calming atmosphere that complements the overall high-end feel of the apartment.

Luxurious Finishes and Efficient Living

The entire apartment is finished with elegant oak flooring, adding warmth and style to the space. Underfloor heating not only enhances comfort but also ensures maximum space efficiency by eliminating the need for radiators. This modern design ensures that every inch of the apartment is functional, stylish, and comfortable.

Concierge and Building Amenities

Living at Meridian Plaza is about more than just the apartment

itself. The building offers 24/7 concierge services, providing an extra level of security and convenience for residents. From receiving packages to assisting with queries, the concierge ensures that your needs are met efficiently. The building is meticulously maintained, from its communal areas to its fast, reliable lifts, making every aspect of living here hassle-free.

The Ultimate Cardiff Location

This apartment's central location is one of its most attractive features. Situated in the heart of Cardiff City Centre, residents are just steps away from some of the city's best shopping, dining, and entertainment options. Whether you want to explore Cardiff's culinary scene, visit cultural landmarks, or enjoy a day of shopping, everything is within easy reach.

For those who rely on public transport or frequently travel, the proximity to Cardiff Central station makes commuting a breeze. Additionally, the nearby M4 motorway offers easy access to surrounding cities and regions, making this apartment perfectly situated for work or leisure.

Connectivity at Its Best

Cardiff's city centre is known for its excellent connectivity, and this apartment is no exception. From fast train connections at Cardiff Central to local buses and motorways, residents can easily access everything Cardiff and its surroundings have to offer. The M4 motorway provides quick routes to both Newport and Bristol, making it a convenient location for those working in neighbouring cities.

A Secure Investment

With 983 years remaining on the lease, this apartment is not only a stylish and comfortable place to live but also a smart investment. Meridian Plaza has consistently remained one of Cardiff's most sought-after addresses, making this property ideal for both homeowners and investors seeking long-term value.

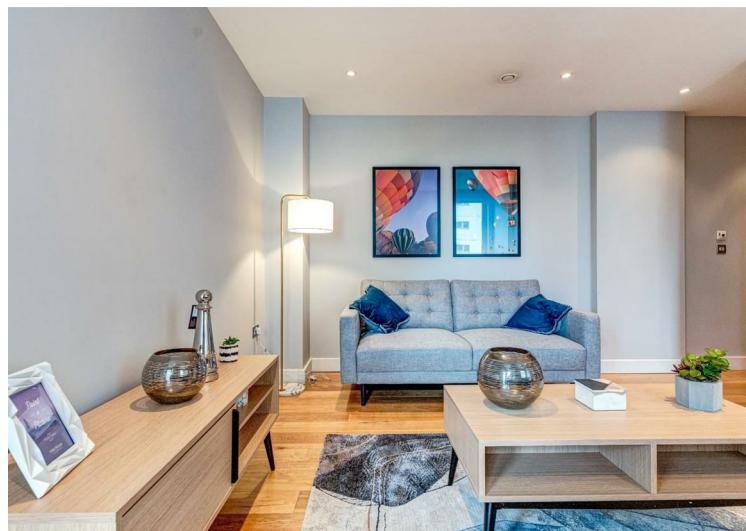
Don't Miss Out on Elevated City Living

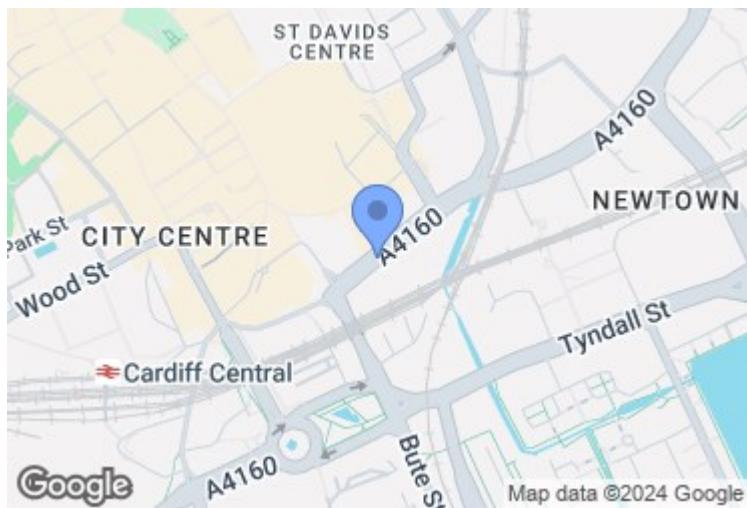
In summary, this 6th-floor apartment at Meridian Plaza represents the best of Cardiff City Centre living. From its luxurious features and stunning views to its unbeatable location,

this property offers a unique opportunity to enjoy modern, city-centre life in a stylish and comfortable home. Whether you're looking for a convenient lifestyle or a solid investment, this apartment ticks every box.

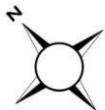
Council Tax

Band D.





Sixth Floor



Total area: approx. 48.4 sq. metres (520.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	Current
Very energy efficient - lower running costs (92 plus) A	85	85	Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 02920 310 555

Email: info@harryharper.co.uk