



**70 Meridian Plaza Bute Terrace, Cardiff, CF10 2FP**

**£1,350 Per Month**



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## Description

In the bustling heart of Cardiff, nestled within the prestigious Meridian Plaza, lies a one-bedroom apartment that redefines city living. Situated on the 6th floor, this property offers not just a home, but a lifestyle, designed for those who seek the essence of urban luxury and convenience.

## A Sanctuary Above the City

Elevated above the cityscape, this apartment features a private balcony that serves as a serene retreat, offering panoramic views over Cardiff. It's the perfect space to unwind and enjoy the vibrant city from a peaceful vantage point.

## Kitchen: The Heart of the Home

The kitchen, modern and meticulously designed, is equipped with Bosch appliances, reflecting a commitment to quality and style. Whether it's a quick breakfast or a dinner party, the kitchen is prepared to accommodate any culinary endeavor. Underfloor heating ensures the space remains warm and inviting, adding to the apartment's allure.

## Bathroom: A Blend of Style and Function

The bathroom is a testament to modern luxury, combining style with functionality. Featuring a bath with an integrated shower, the space is designed for relaxation and rejuvenation, complemented by modern fixtures that enhance the bathing experience.

## Building Amenities: Elevating the Experience

Meridian Plaza is more than just a building; it's a community equipped with amenities that cater to every aspect of modern living. The 24/7 concierge service provides an unmatched level of convenience and security, ensuring a worry-free lifestyle for all residents.

## Location: At the Heart of It All

This apartment's central location places it at the epicenter of Cardiff's dynamic urban life. From shopping and dining to entertainment, everything is just a stone's throw away, offering residents the best of the city at their doorstep.

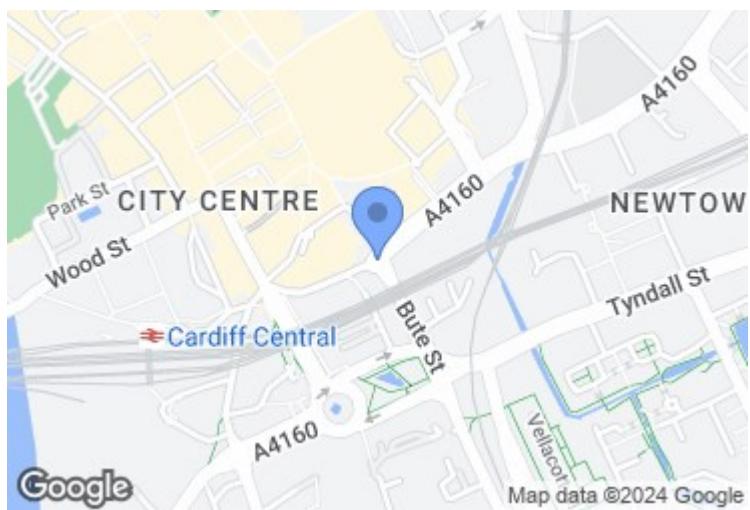
## Connectivity: Unmatched Convenience

The property boasts excellent transport connections, making commuting and traveling effortless. With Cardiff Central station nearby and easy access to the M4, residents can enjoy seamless connectivity to local and national destinations.

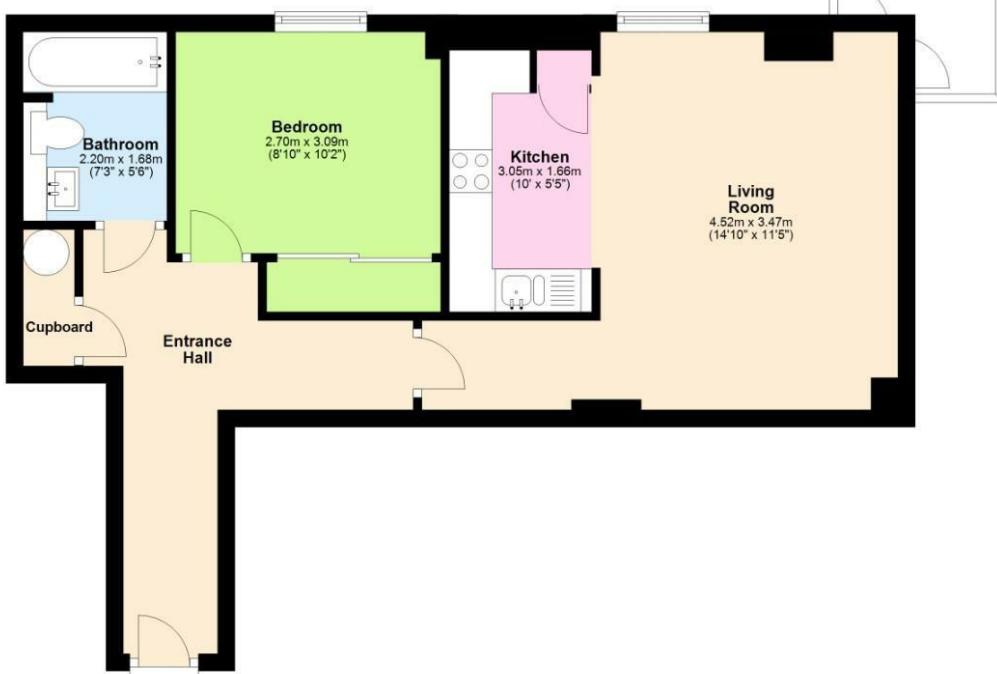
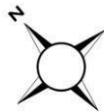
## A Home of Distinction

This 5th-floor apartment in Meridian Plaza stands as a beacon of modern city living, offering a unique blend of luxury, convenience, and style. It represents an exceptional opportunity for those who aspire to live in one of Cardiff's most sought-after locations, combining the comforts of home with the vibrancy of city life.





## 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		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	84	84
(81-91) B		
(69-80) C		
(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	

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

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Tel: 02920 310 555

Email: info@harryharper.co.uk