



Meridian Plaza, Bute Terrace, Cardiff, CF10 2FQ

Guide Price £149,950

Presenting this one bedroom apartment within the Meridian Plaza development in the heart of Cardiff City Centre. An ideal investment opportunity with a proven rental income of £1000 pcm. The development itself is desirable to rent for both graduates and professionals due to its close proximity to amenities such as shops, restaurants, and bars, as well as great transport links with trains and buses.

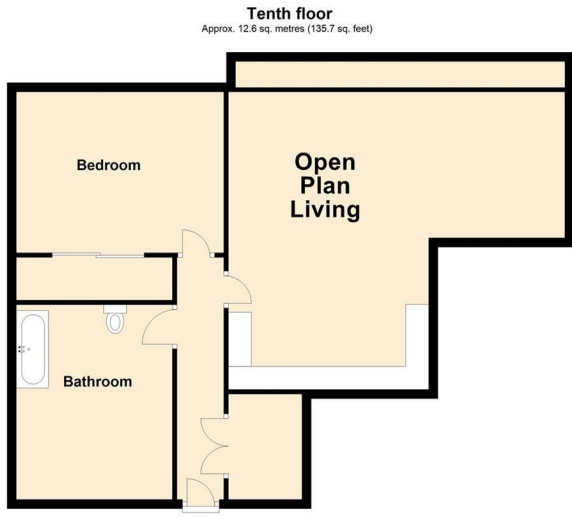
The apartment briefly comprises of an open plan living room / kitchen with modern integrated appliances, large one bedroom with built in wardrobes, bathroom including bath with shower attached, WC and wash hand basin. There is also a balcony covering the dining/living room with views across Cardiff.

The property is currently rented for £1000pcm on a 12 month contract until August 2024.

The property has an EWS1 Certificate in place.

KEY LET

SALES & LETTINGS



Total area: approx. 12.6 sq. metres (135.7 sq. feet)
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Energy Efficiency Rating		Current	Target
101-110	A		
81-100	B	79	79
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Target
101-110	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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