



Bute Terrace, Cardiff, CF10 2FP
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 £1200 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 £1200pcm.

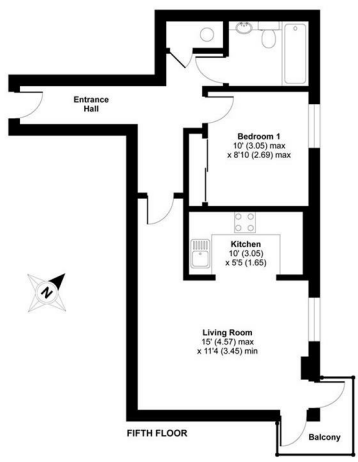
The property has an EWS1 Certificate in place.

**KEY
LET**

SALES & LETTINGS

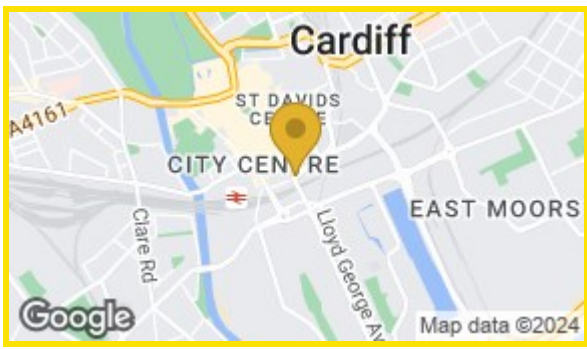


37 Meridian Plaza, Bute Terrace, Cardiff, CF10
 APPROX. GROSS INTERNAL FLOOR AREA 532 SQ FT 49.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any errors, omissions or misstatements. These plans are for representational purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Carefully no guarantee is given on the part of the agent as to the accuracy of the plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
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Energy Efficiency Rating	
Current	Potential
86	86
100 kWh A 91-101 B 81-90 C 71-80 D 61-70 E 51-60 F 41-50 G Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions 100 kWh A 91-101 B 81-90 C 71-80 D 61-70 E 51-60 F 41-50 G Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC England & Wales	



Bay Office (Sales & Lettings),
 117-120 Bute Street, Cardiff Bay,
 Cardiff, CF10 5AE
 029 2048 9000
 executive@keylet.co.uk / headoffice@keylet.co.uk / sales@keylet.co.uk
 Luxury Lets Ltd T/A Keylet Executive
 Company Reg. No. 5294705 VAT Reg. No. 851 0128 63

www.keylet.co.uk



Cathays Office (Sales & Lettings),
 1a Mundy Place, Cathays,
 Cardiff CF24 4BZ
 029 2038 8399
 lettings@keylet.co.uk / sales@keylet.co.uk
 Cardiff Property Lettings Ltd T/A Keylet
 Company Reg. No. 5294733 VAT Reg. No. 851 0127 65