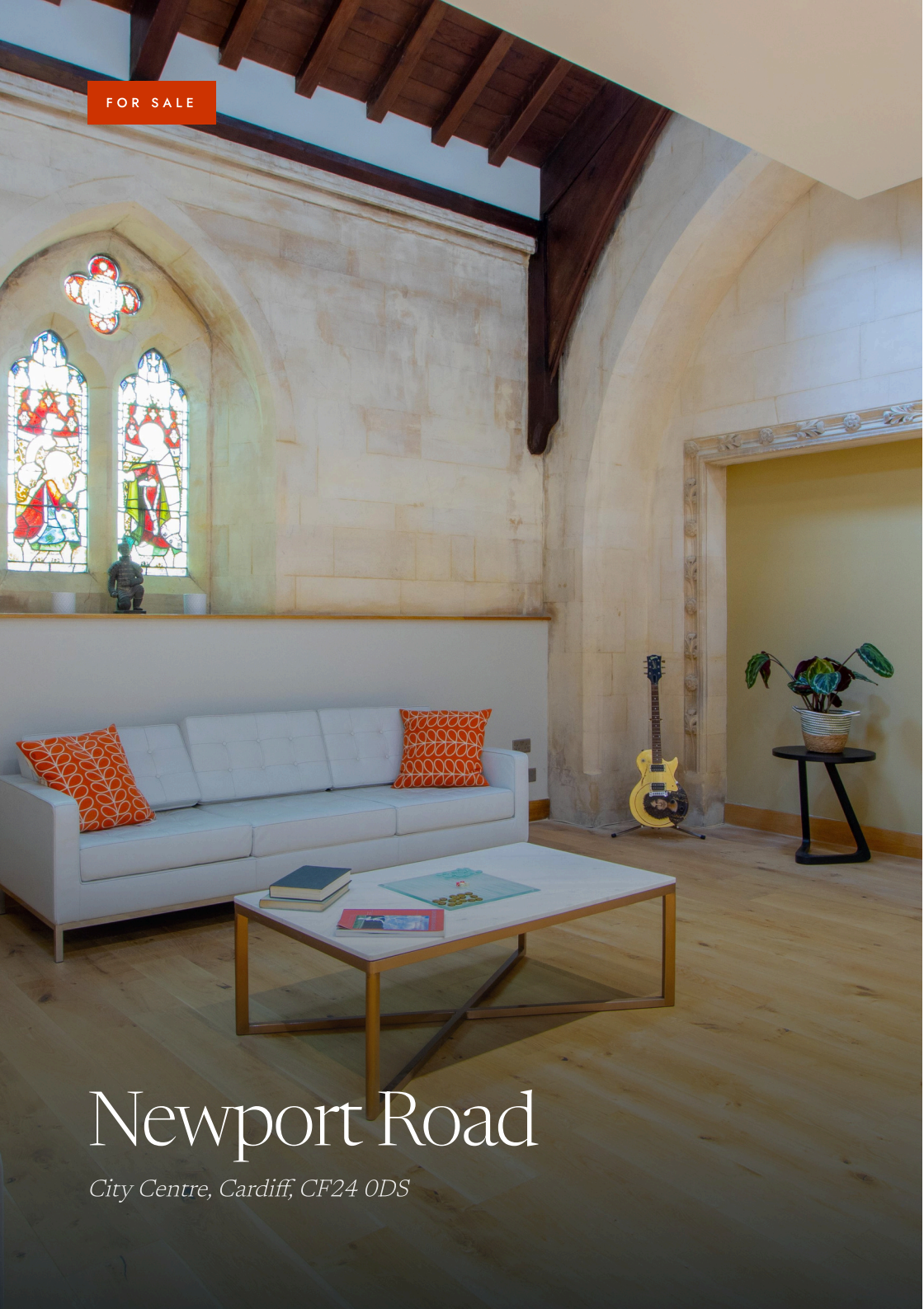


FOR SALE



Newport Road

City Centre, Cardiff, CF24 0DS

CITY CENTRE, CARDIFF

Newport Road

City Centre, Cardiff, CF24 0DS

ASKING PRICE

£250,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

775 SQ FT

775 SQFT

SIMPLY STUNNING

GREAT FIRST TIME BUY OR BUY TO LET

MEZZANINE BEDROOM LEVEL

LISTED BUILDING CONVERSION

UNIQUE DUPLEX APARTMENT



THE PROPERTY

****CARDIFF CITY CENTRE, LUXURY LIVING**** Apartment 3 - This unique Duplex, 1 bedroom apartment features an open plan mezzanine to the first floor for the bedroom with glass balustrade over looking the living room. Set over approx 775 SQFT this apartment is bigger than most two beds in the area. The property benefits modern fitted kitchen and breakfast bar, Feature church pillars and stained glass make this an inviting and impressive space. The bathroom is ensuite to the bedroom upstairs. This would make a great first time purchase or investment.

Architecturally designed to create unique environments within this beautiful building.

The combination of traditional features, contemporary glazing and exposed beams in the upper floors make this a special place to live. For many people, the kitchen is the true heart of the home. That's why every magnificent contemporary kitchen in St James is individually designed with modern fitted appliances.

Visit our magnificent collection of luxury apartments and townhouses to experience for yourself how location, design, and material can combine for the ultimate lifestyle. St James offers an impressive and remarkable collection of generously proportioned luxurious bedrooms for sleeping and dressing, creating a haven of peace for relaxing and unwinding at the end of a busy day.

St James Church is set in a vibrant location in the heart of Cardiff City Centre which makes the development perfect for culture, business, education, dining, shopping and everything else Cardiff has to offer. The most prestigious Cardiff Church residential development demands a specification to equal its importance. With no compromise on materials, detail or design to create an elegant quality finish.

EPC RATING - 74 C Take a closer look at our interactive VR tour to appreciate the standard of this development.

INSIDE



ACCOMMODATION

OPEN PLAN LIVING / DINING AREA 5.79m x 8.18m

KITCHEN AREA 2.15m x 4.43m

BEDROOM 5.02m x 6.23m

BATHROOM 2.08m x 1.56m

SERVICE CHARGES

We have been informed that the service charge is in the region of £1,677.06 per annum, but this is to be confirmed by your solicitor

LEASE LENGTH

We are informed that there will be a new lease on completion of 999 years.

ADDITIONAL INFORMATION

Award-winning development, as voted for in the Cardiff Life Awards 2022–2023 whilst still under construction.

PROPERTY TYPE FLAT/APARTMENT

INTERNAL AREA 775 SQ FT

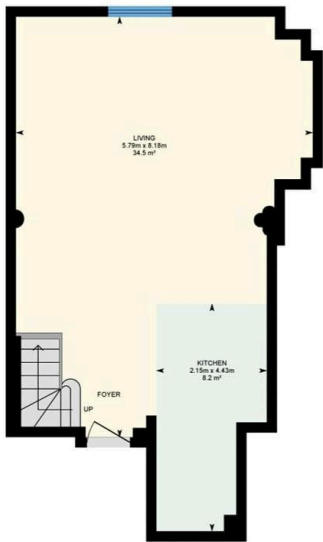
TENURE LEASEHOLD WITH SHARE OF FREEHOLD

COUNCIL TAX BAND B · ABOUT £1,566 A YEAR
Cardiff Council, 2026/27 estimate

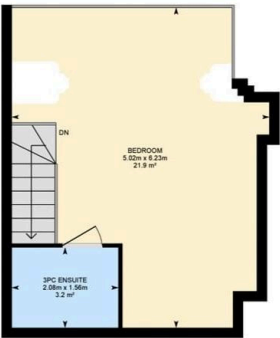
EPC RATING 74 · POTENTIAL 74

St James Church-3 Glossup Road, Roath, CRF

Main Building: Total Exterior Area Above Grade 83.33 m²



Ground Floor
Exterior Area 51.21 m²



First Floor
Exterior Area 32.12 m²



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2022/05/24





Elliott Hooper-Nash

DIRECTOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk