



Apartment 21, Parkview, Greyfriars Road, Cardiff. CF10 3AL

£525,000 Leasehold 150 YEARS FROM 2003

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Apartment 21, Parkview, Park Plaza, Greyfriars Road, Cardiff, CF10 3AL

A superior sixth floor executive two bedroom luxury apartment, positioned above the prestigious Park Plaza Hotel with exclusive use of both the Gym and Swimming pool on application, together with a secure basement residents car park with individual parking bays.

This fabulous City Centre Apartment offers stunning accommodation with two of the bedrooms both double in size and each with their own Ensuite bathrooms.

A large entrance hall leads to a fully fitted quality kitchen, lounge and dining room (27 FT x 20 FT), leading onto a wide private roof garden.

Off the hall there is a further cloak room with a stylish luxury white suite, two utility cupboards and a cloak hanging cupboard.

The large 55 Ft. wide full size balcony enjoys wide ranging views across the City centre and to the Bay.

There is a private numbered parking bay positioned within the residents car park, secure and able to accommodate an estate vehicle.

Accessed via a smart and secure entrance foyer with Concierge and video operated telecom door entry system, the apartment provides secure private city centre living with an extensive range of facilities all within a few minutes walking distance including within just 12 minutes' walk to Cardiff Central mainline station, making journeys to London and other parts of the UK convenient.

This capacious apartment is located on the sixth floor and includes double glazed windows, UNDER FLOOR HEATING, an intruder alarm, oak floors, LED spotlights, a surround sound music system, stylish internal doors and remote controlled lighting.

The city centre location offers a wide range of facilities, including some of the finest restaurants in South Wales, The Cardiff International Arena, The New Theatre, the Millennium Stadium & Centre, The National Theatre of Wales, St David's Hall, Cardiff Castle, The Veu & Odeon Cinemas, Cardiff Central Railway Station, plus superb shopping facilities including the St David's Shopping Centre, The Capital Shopping Centre & John Lewis to mention just a few.

The views embrace the city. Just a 5 minute walk to Millennium Stadium, here you can live life to the full. Enjoy the luxury of a lazy lie in, no long commute to work ahead.

Take in the views over morning coffee from your terrace; people below in a hurry versus the calmness of the rooftop garden. Business or pleasure, being able to walk to Cardiff Central Station is so convenient, no wasted time or energy stuck in traffic.

Late night shopping means you have time to pick up those little luxuries on your way home. Shopping, fine dining, the match or a show. A new way of living at the heart of it all. This apartment has been designed for practical and luxury living. Soak up the atmosphere.

Communal Entrance Hall

Stylish large entrance reception hall with concierge desk operating hours 8 am - 8pm Monday to Friday and 8 am - 12 noon Saturday and Sunday.





Lift

6th Floor

Communal Entrance

The property is approached at 6th floor level via a residents lift which opens into a communal landing with staircases to upper and lower floors, and equipped with a double glazed outer door leading on to a decked communal entrance with decorative railings and hand rails and views on to the beautifully landscaped central atrium style communal gardens open to the skyline, with under cover porch ways with lights.

Independent Entrance Hall

Approached via an impressive independent front entrance door, numbered 21, leading to a sizeable main hall with oak flooring, security telecom video operated door entry system, intruder alarm system, large full height built-in cloaks hanging cupboard with slim line chrome handles, ceiling with LED spotlights, large built-in airing cupboard with internal light, further built-in utility cupboard with space with plumbing for an automatic washing machine and space for the housing of a tumble dryer with internal light.

Downstairs Cloakroom

5' 8" x 5' (1.73m x 1.52m) Stylish Laufen white suite with tiled floor and part tiled walls comprising W.C. with concealed cistern, wall mounted wash hand basin with chrome mixer taps and pop-up waste, granite vanity shelf with mirror above, ceiling with spotlights, air ventilator, shaver point, stylish chrome vertical towel rail/radiator.

Kitchen

14' x 10' 6" (4.27m x 3.20m) Well fitted along three sides with a full range of panel fronted floor and eye level units with slim line chrome handles and solid quartz granite work surfaces incorporating a Franke stainless steel sink with chrome mixer taps, vegetable cleaner and granite drainer, quartz granite splashback, integrated De Dietrich induction four ring electric hob, stainless steel splashback, concealed extractor hood, integrated Bosch stainless steel fan assisted electric oven, integrated Bosch dishwasher, space for the housing of a low level Siemens fridge, retractable chrome spice shelves, plate racks and carousel corner fittings, glass fronted eye level display cabinets with glass shelves, chrome roller eye level door fronts with slim line chrome handles, space for the housing of an upright fridge freezer, ceiling with LED spotlights, under unit lighting, PVC double glazed window with outlooks on to the internal gardens, stylish chrome power points, open plan to.....

Lounge and Dining Room

27' x 20' 2" narrowing to 18' 6" (8.23m x 6.15m narrowing to 5.64m) A wonderfully capacious socially driven open plan lounge and dining room, with oak flooring with under floor heating, ceiling with LED spotlights, surround sound speakers, stylish chrome finished power points, PVC double glazed window with a front balcony view with outlooks that extend over Greyfriars Road, PVC double glazed French door with side screen window opening on to.....

Private Front Balcony One

26' 7" x 5' 10" (8.10m x 1.78m)

A most impressive special feature for the apartment, designed for outside living space, with decked flooring and decorative railings and hand rail and ample space for a patio table and chairs, flower pots, garden features etc.

Master Bedroom One

24' x 13' 3" (7.32m x 4.04m) plus a 5' 2" x 8' 3" deep entrance recess. Approached from the independent entrance hall via light oak double doors with stylish chrome handles. The entrance recess is finished in oak flooring leading to the bedroom itself which is finished in soft carpeting, a large double size room with under floor heating, ceiling with LED spotlights and surround sound speakers. Stylish chrome light switches and power points. Double glazed French door and side screen window opening on to.....



Balcony Two

27' 5" x 5' 10" (8.36m x 1.78m)

A further special feature of the apartment is a second balcony which comprises of decked flooring with decorative safety rails and hand rail, outlooks across Greyfriars Road, extending across the city centre, approached independently from both the master bedroom and bedroom two via independent French doors, under cover section, ample space for an outdoor patio suite, flower pots, garden features etc. It should be noted that you can access both balcony one and balcony two via a square doorway opening.

Ensuite Bathroom

9' 3" x 7' 5" maximum (2.82m x 2.26m maximum)

Quality white suite with ceramic tiled floor and part ceramic tiled walls, comprising Jacuzzi bath with chrome mixer taps and pop-up waste, W.C. with concealed cistern, large contemporary shaped wall mounted wash hand basin with chrome mixer taps and pop-up waste and chrome towel rail, full height wall mirrors throughout, separate double size ceramic tiled shower cubicle with waterfall shower chrome fittings, LED ceiling lights and a clear glass shower door and screen. Chrome finished shaver point, ceiling with LED spotlights, air ventilator, PVC double glazed window to front, approached from the master bedroom via an imposing large oak patterned entrance door with chrome handle.



Ensuite Dressing Room

10' 3" x 6' 5" (3.12m x 1.96m)

Fitted with extensive wardrobes, with hanging space, storage shelves etc, continuous oak flooring, and ceiling with LED spotlights.

Bedroom Two

12' x 13' 10" plus a deep entrance recess (3.66m x 4.22m plus a deep entrance recess) A further double size bedroom, with soft white carpeting, ceiling with LED spotlights, surround sound speakers, chrome finished light switches and power points, PVC double glazed French door with side screen window opening on to balcony two.

Ensuite Shower Room

Quality white suite with ceramic tiled floor and largely ceramic tiled walls comprising double size shower cubicle with ceramic tiled walls, chrome shower fitment with waterfall fitment and separate hand fitment, large clear glass shower door and screen, W.C. with concealed cistern, contemporary shaped wall mounted wash hand basin with chrome mixer taps and pop-up waste, stylish chrome towel rail/vertical radiator, ceiling with spotlights, air ventilator, large bathroom wall mirror, approached from bedroom two via an impressive oak patterned entrance door with stylish chrome handle, quartz granite vanity shelf, full height towel shelf. Vanity shelf.



Residents Car Park

There is a large underground accessible residents car park. Apartment 21 benefits from car parking bay numbered 35 measuring 15' 8" depth x 12' 1" width, also fitted are storage cabinets, the access to the residents car park is from Greyfriars Road. You can also access it from the lift going down to the basement level or lower ground floor level. The underground car park is approached via a fob entry door system located next to the New Theatre and this provides in and out access.

LEASEHOLD

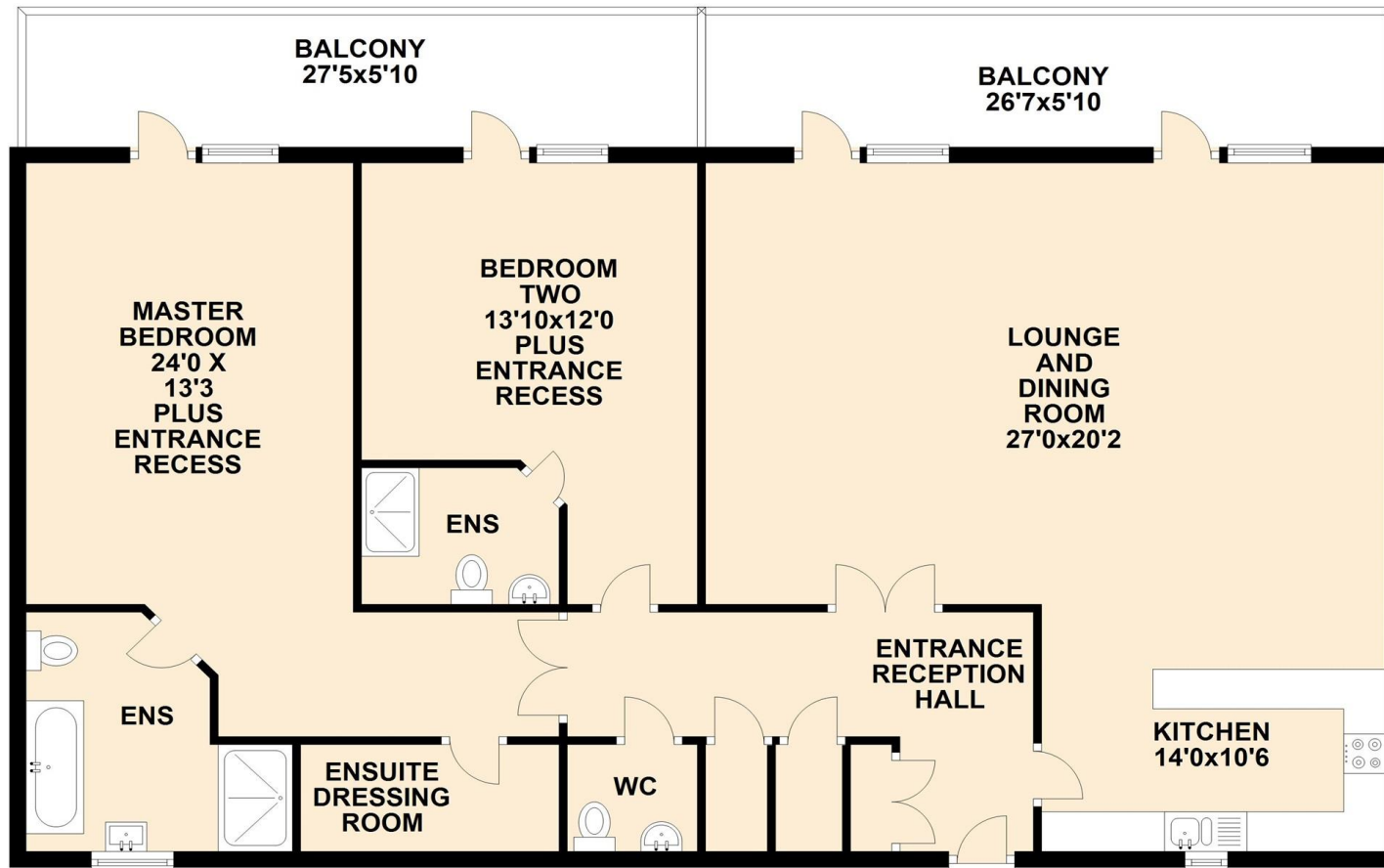
The property is leasehold for 150 years from 2003, with a quarterly service charge of £1430, and an annual Ground Rent of £100 pa. The Managements Agents are Messrs Seel & Company. The service is inclusive of both building insurance and water rates.





SIXTH FLOOR

Approx. 143.7 sq. metres (1546.6 sq. feet)



Total area: approx. 143.7 sq. metres (1546.6 sq. feet)

BRANCH ADDRESS: 86 Albany Road, Roath, Cardiff, CF24 3RS

EPC Rating: D

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Property Ref: ALY303905 - 0001



Note: While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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