



Flat 4 Meridian Court, North Road, Gabalfa, Cardiff, CF14 3BF

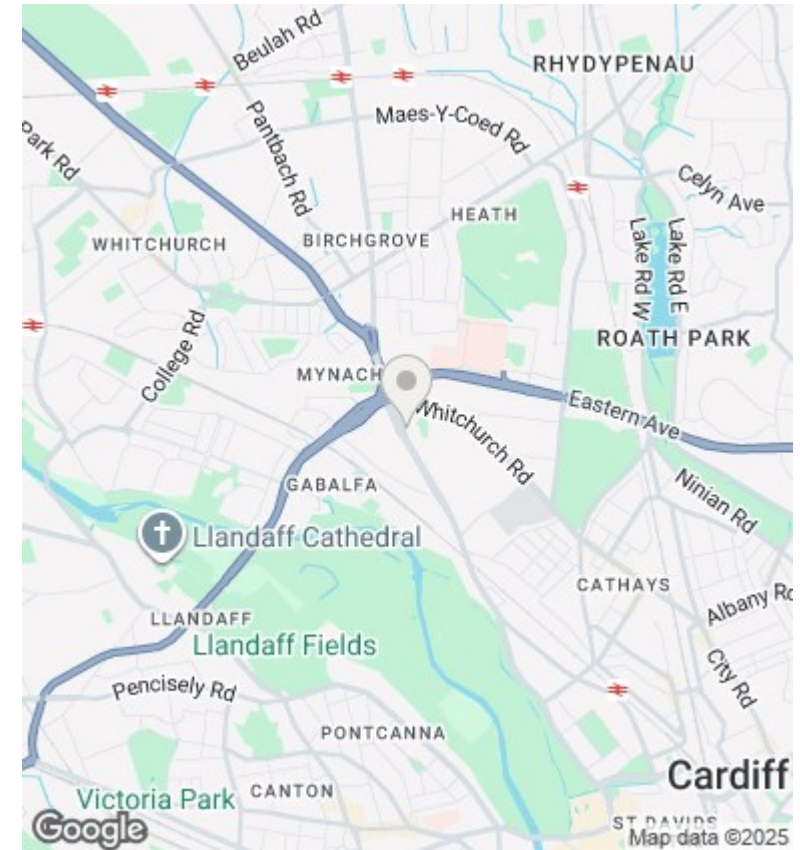
Price Guide £69,950

- Lovely ground-floor (front) retirement flat.
- Double Bedroom with fitted furniture.
- Living Room of good size.
- Well-appointed Shower Room/wc.
- Fitted Kitchen.
- 999 year lease. Service Charge - £1850 p.a.

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 474 sq.ft. (44.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with floorplan 00025



Directions

Viewings

Viewings by arrangement only.
Call 02920342331 to make an appointment.

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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	