

# Altolusso

## Bute Terrace, Cardiff, CF10 2FH



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£189,950**



Apartment



# Property Description

**\*\*FANTASTIC CITY CENTRE APARTMENT\* NO CHAIN\*\***  
MGY are pleased to present for sale a spacious two bedroom, thirteenth floor apartment, located in the popular Altolusso development. The development boasts a fantastic position, in the heart of the city centre. It also benefits from gated access to an allocated undercroft parking space and 24 hour concierge service onsite. The accommodation comprises of an open plan kitchen/dining/living area, two double bedrooms, one with en-suite, bathroom, electric heating throughout and an additional storage cage. EWS1 form in place. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 732 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Wood flooring. Wall mounted lighting. One storage cupboard, housing new hot water tank. Wall mounted electric panel heater.

## KITCHEN/LIVING ROOM

26' 4" x 17' 10" (8.05m x 5.46m)  
Double glazed uPVC floor to ceiling windows to front, with great city centre views. Ample natural daylight. Wood flooring. Base and wall units with work surfaces incorporating stainless steel sink with mixer tap. Both over unit and under unit spotlights. Built in oven, four ring electric hob, with extractor over. Integrated washing machine. Space for fridge freezer. Two wall mounted electric panel heaters. TV Aerial point. Telephone point. Air vent. Spotlights. Open Plan living.

## MASTER BEDROOM

12' 7" x 12' 0" (3.86m x 3.68m)  
Double glazed uPVC windows to side. Wood flooring. Built in double wardrobe. Wall mounted electric panel heater. TV Aerial point. Telephone point. Air vent. Door to:-

## EN SUITE

8' 1" x 5' 10" (2.47m x 1.80m)  
Tiled flooring. Fully tiled walls. Large shower cubicle. Pedestal wash hand basin, with mixer tap. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

## BEDROOM TWO

12' 4" x 9' 6" (3.78m x 2.92m)  
Double glazed uPVC windows to side. Double bedroom. Wood flooring. Wall mounted electric panel heater. Air vent.

## BATHROOM

8' 5" x 6' 4" (2.59m x 1.95m)  
Tiled flooring. Fully tiled walls. Free standing bath tub. Pedestal wash hand basin, with mixer tap. W.C. Shaver point. Heated spiral towel rail. Extractor fan. Spotlights.

## STORAGE CAGE

Large secure storage cage, located on the ground floor.

## PARKING

Gated access to an allocated undercroft parking space.

## FACILITIES

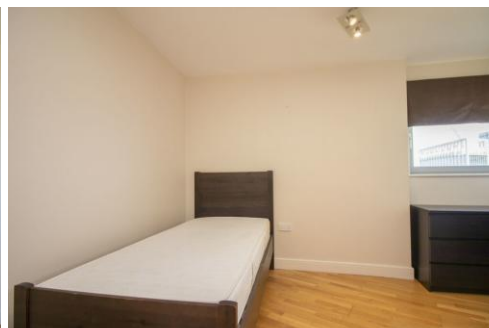
Onsite 24 hour concierge service.

## TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges of £3,364.92 per annum, which includes water rates, building insurance, security entry intercom system, secure fob access, CCTV, onsite 24hour concierge service, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated fob access to an allocated undercroft parking space. Ground rent £150 per annum.

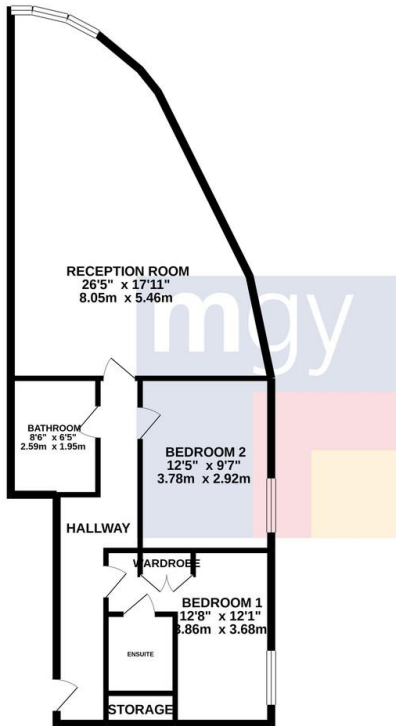
Altolusso

Bute Terrace, Cardiff, CF10 2FH

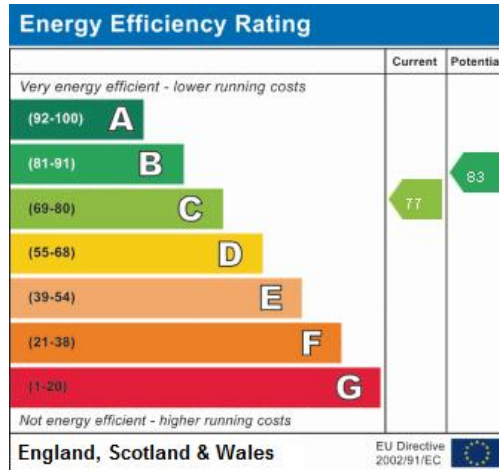


# Altolusso

Bute Terrace, Cardiff, CF10 2FH



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021



Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



mgyc.co.uk

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.