

Altolusso,

Bute Terrace, Cardiff, CF10 2FH



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£205,000**



Two Bedroom Apartment

2

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2

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# Property Description

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

Tenure Leasehold

Council Tax Band F

Floor Area Approx 807 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

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

## LOUNGE/DINER/KITCHEN

26' 1" x 15' 1" (7.97m x 4.62m)  
Double glazed floor to ceiling windows to front, with fantastic city centre views and views of the channel. Ample natural daylight. Wood flooring. Modern fitted kitchen, with base and wall units and work surfaces incorporating stainless steel sink, with mixer tap. Over and under unit lighting. Built in oven, four ring electric hob, with extractor over. Splash back. Integrated dishwasher and washing machine. Space for fridge freezer. Two wall mounted electric panel heaters. TV Aerial point. Telephone point. Air vent. Extractor fan. Spotlights. Open Plan living.

## MASTER BEDROOM

18' 4" x 9' 1" (5.61m x 2.78m)  
Double glazed windows to front, with great city centre views. Spacious double bedroom. Wood flooring. Built in double wardrobe. Wall mounted electric panel heater. TV Aerial point. Telephone point. Air vent. Door to:-

## EN-SUITE

8' 2" x 5' 9" (2.49m x 1.76m)  
Tiled flooring. Fully tiled walls. Large shower cubicle. Pedestal wash hand basin, with mixer tap. W.C. Shaver point. Wall mounted mirror. Heated towel rail. Extractor fan. Spotlights.

## BEDROOM TWO

14' 9" x 8' 11" (4.51 m x 2.72m)  
Double glazed windows to front, with great city centre views. Spacious double bedroom. Wood flooring. Wall mounted electric panel heater. Air vent.

## BATHROOM

8' 2" x 6' 6" (2.50m x 1.99m)  
Tiled flooring. Fully tiled walls. Free standing bath tub, with shower attachment over. Pedestal wash hand basin, with mixer tap. W.C. Shaver point. Heated spiral towel rail. Extractor fan. Spotlights.

## STORAGE CAGE

Large storage cage, located on the first floor.

## PARKING

Secure gated fob access, to an allocated undercroft parking space.

## FACILITIES

24 hour concierge service.

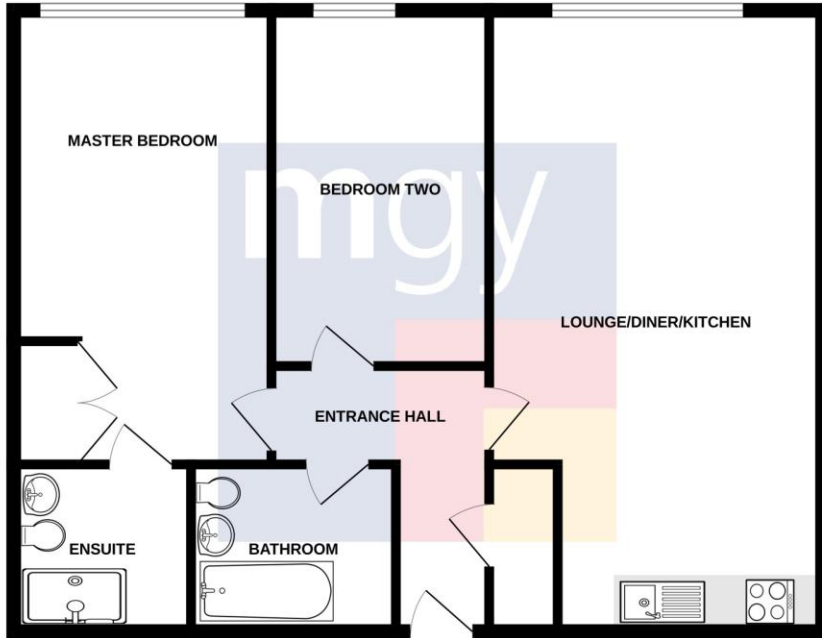
## TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges £4,000 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, large storage cage, secure gated fob access to an allocated undercroft parking space. Ground rent £150 per annum.

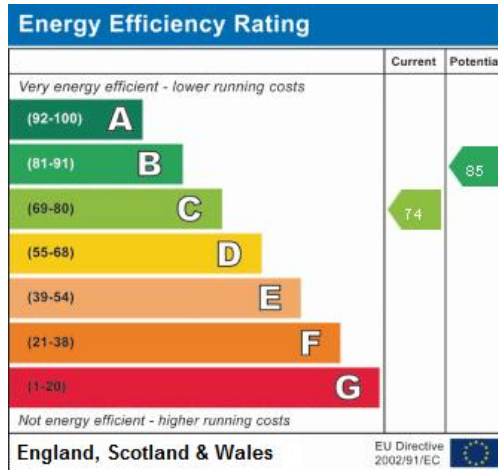
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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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