

Altolusso

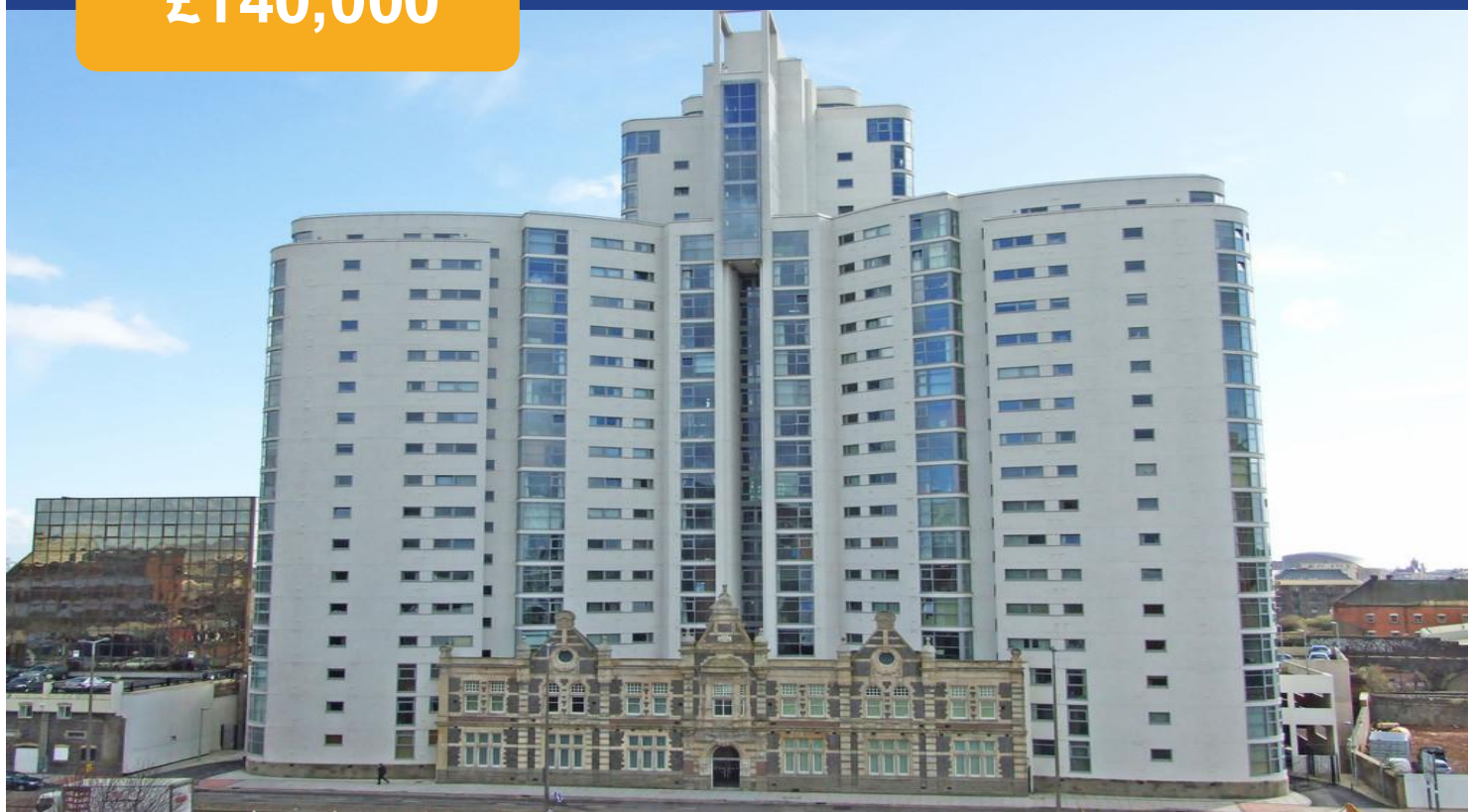
Bute Terrace, Cardiff, CF10 2FH

Asking Price Of

£140,000



Estate Agents and
Chartered Surveyors



One Bedroom Apartment



1



1



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1

Property Description

****FANTASTIC CITY CENTRE APARTMENT* NO CHAIN****
MGY are pleased to present for sale a spacious one bedroom, twelfth 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, bedroom, bathroom, large storage cupboard and electric heating throughout. EWS1 form in place. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 495.14 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Altolusso development is situated in a prime location, in the heart of the City Centre, with numerous bars and restaurants on its doorstep. Ample shops, including St Davids and St Davids 2 shopping centres, which are a stone's throw away. Cardiff central train station and public transport is within close proximity, linking to surrounding areas of Cardiff. A fantastic location to enjoy the vibrant city.

ENTRANCE HALL

9' 07" x 3' 64" (2.92m x 2.54m)
Entered via wooden door, with security spy hole. Spacious hallway. Wood flooring. Wall mounted lighting. Large storage cupboard, housing hot water tank. Wall mounted electric panel heater.

KITCHEN/DINER

11' 93" x 10' 08" (5.72m x 3.25m)
Base and wall units, with work surfaces incorporating stainless steel sink with mixer tap. Splash back. Both over unit and under unit spotlights. Built in oven, four ring electric hob, with extractor over. Integrated washer/dryer. Space for fridge freezer. Extractor fan. Open Plan living.

LOUNGE

13' 35" x 11' 49" (4.85m x 4.6m)
Double glazed uPVC floor to ceiling windows to front, with fantastic city centre views. Ample natural daylight. Wood flooring. Two wall mounted electric panel heaters. TV Aerial point. Telephone point. Air vent.

BEDROOM

10' 56" x 12.75' 0" (4.47m x 3.66m)
Double glazed uPVC windows to front, with lovely city centre views. Carpeted flooring. Built in double wardrobe. Wall mounted electric panel heater. TV Aerial point. Telephone point. Air vent.

BATHROOM

8' 18" x 6' 46" (2.9m x 3m)
Tiled flooring. Fully tiled walls. Bath, with shower attachment over. Pedestal wash hand basin, with mixer tap. W.C. Shaver point. Heated spiral towel rail. Extractor fan. Spotlights.

PARKING

Gated access to an allocated undercroft parking space.

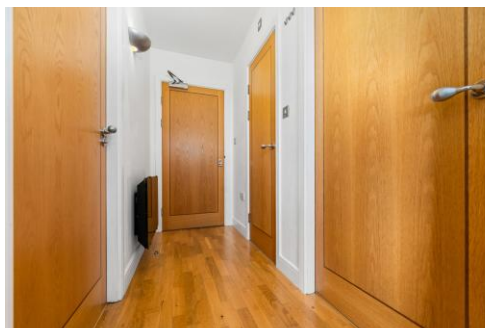
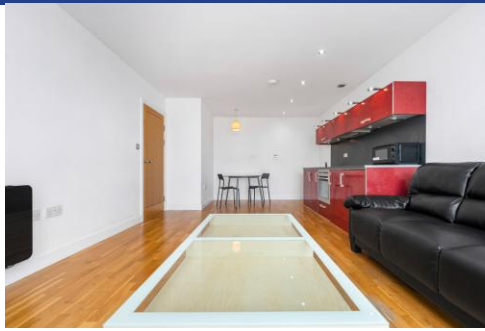
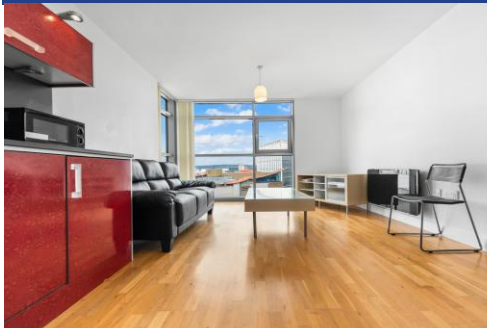
FACILITIES

Onsite 24 hour concierge service.

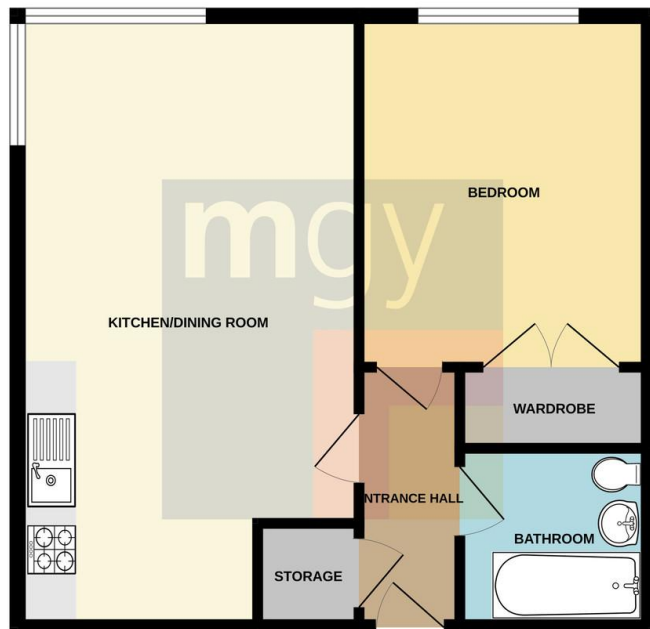
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2003. Service charges of £3,184.42 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 £143 per annum.

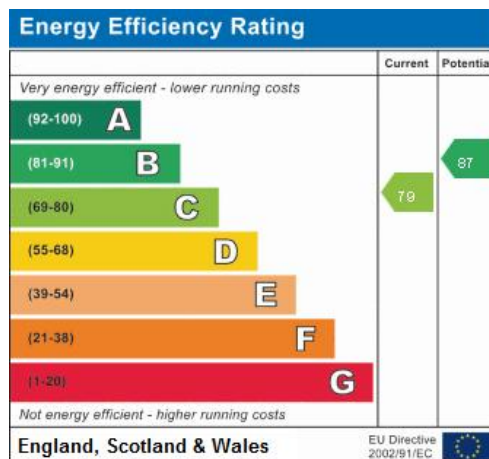
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 floorplan 02023



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13 Mount Stuart Square, Cardiff Bay, Cardiff,
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