

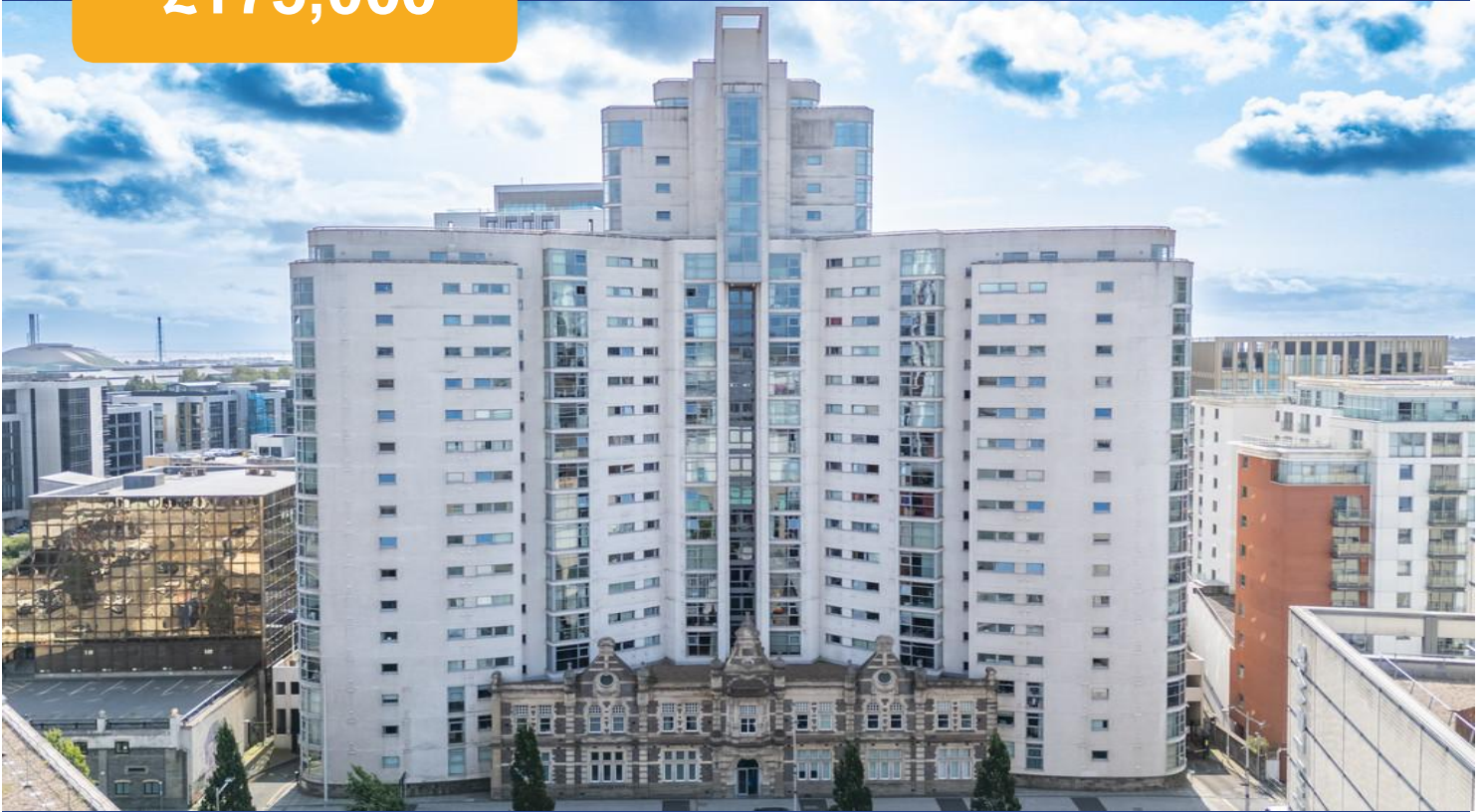
Altolusso, Bute Terrace, Cardiff City Centre, Cardiff , CF10 2FG



Estate Agents and
Chartered Surveyors

Asking Price Of

£175,000



Two Bedroom Apartment

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Property Description

****LUXURY TWO BEDROOM CITY CENTRE APARTMENT**** MGY are delighted to bring to market this immaculately presented two bedroom, ninth floor apartment situated in the popular Altolusso development in the heart of the City Centre. The accommodation briefly comprises entrance hallway, open plan lounge/diner/kitchen, two double bedrooms - master ensuite shower room, and bathroom. The property further benefits from onsite gated allocated parking and a 24 hour concierge service. EWS1 form in place. Viewing highly recommended.

Tenure Freehold

Council Tax Band F

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Wall lighting. Power points. Doors leading to all rooms and storage cupboards.

LOUNGE/KITCHEN/DINER

26' 10" x 18' 0" (8.2m x 5.5m)
Continuation of laminate flooring. Bright and spacious open plan space. Double glazed floor to ceiling windows providing excellent views over the City Centre. Modern fitted kitchen with wall, base and drawer units with worktops over incorporating composite sink with mixer tap over. Tiled splashback. Integrated oven and four ring electric hob with extractor over, fridge/freezer, dishwasher and washer/dryer. Under counter feature lighting. Two wall mounted electric panel heaters. TV Aerial point. Telephone point. Spotlights and pendant light fittings. Power points.

MASTER BEDROOM

11' 9" x 8' 8" (3.6m x 2.66m)
Continuation of laminate flooring. Pendant light fitting. Electric wall mounted heater. Double glazed window with excellent views over the City Centre. Power points. Door to :-

ENSUITE

8' 2" x 5' 10" (2.5m x 1.8m)
En-suite shower room. Fully tiled walls and flooring. Spotlights. Walk in shower cubicle with mains powered shower over. WC. Pedestal wash hand basin with mixer tap over. Shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

11' 9" x 12' 1" (3.6m x 3.7m)
Continuation of laminate flooring. Pendant light fitting. Wall mounted electric heater. Double glazed windows with views over the City Centre. Power points.

BATHROOM

8' 2" x 6' 6" (2.5m x 2.0m)
Fully tiled walls and flooring. Spotlights. Three-piece-suite comprising WC, wall mounted wash hand basin with mixer tap over, and bath with mixer tap and handheld shower attachment over. Shaver point. Extractor fan. Spiral heated towel rail.

PARKING

Gated access to an allocated undercroft parking space.

FACILITIES

Onsite 24 hour concierge service.

TENURE

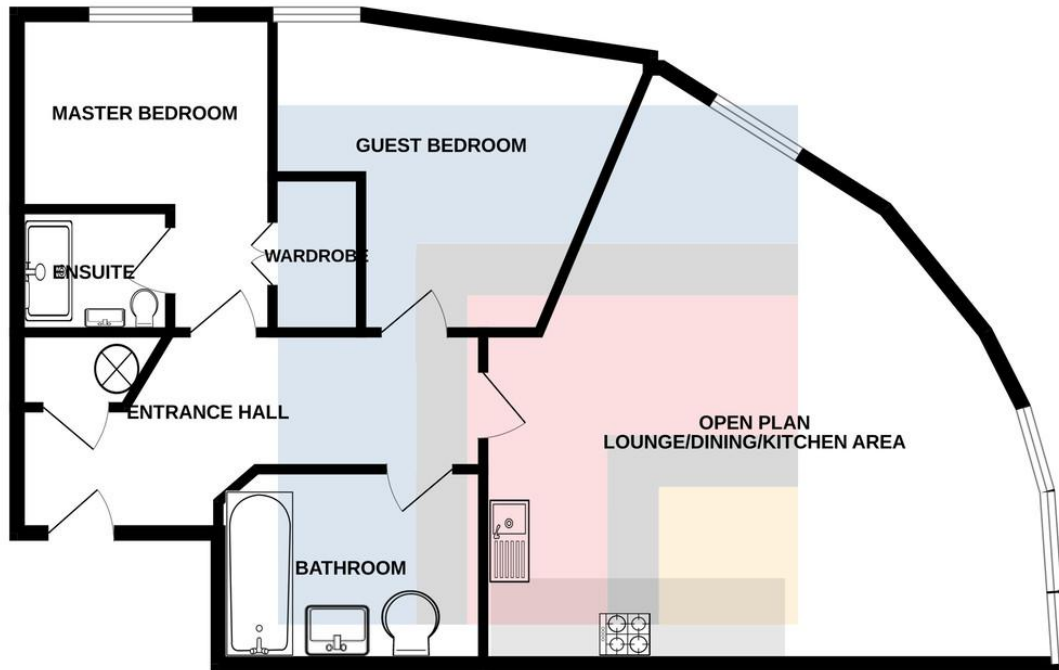
MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges of £4400.00 per annum approx, which includes water rates, building insurance, security entry intercom system, secure fob access, CCTV, onsite 24hour concierge service, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated fob access to an allocated undercroft parking space. Ground rent £160 per annum.

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Cardiff City Centre, Cardiff , CF10 2FG



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NINTH FLOOR



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mgy.co.uk

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