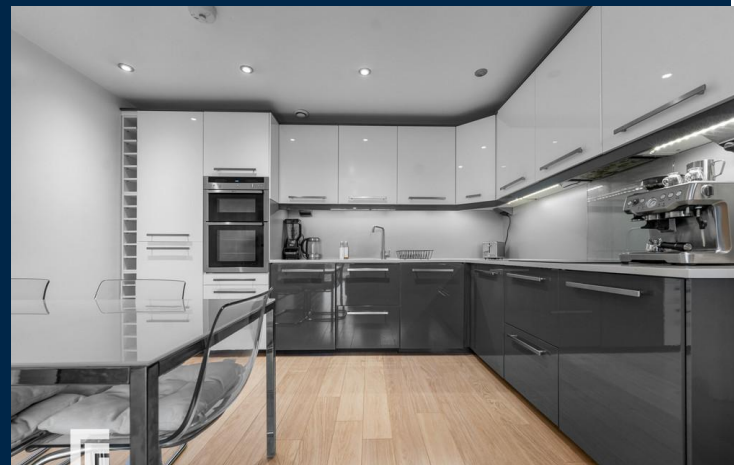




ALTOLUSSO
BUTE TERRACE
CARDIFF CF10 2FG

OFFERS IN EXCESS OF

£215,000



EIGHTH FLOOR APARTMENT



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****FANTASTIC CITY CENTRE APARTMENT***
IMMACULATELY PRESENTED** MGY are pleased to present for sale a spacious two bedroom, eighth 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 parking space and 24-hour concierge service onsite. The larger than average accommodation comprises of open plan living, kitchen, two double bedrooms, one with en-suite, main bathroom and electric heating throughout. One of the few rectangular apartments in the building. EWS1 form in place. Viewing highly recommended.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Engineered wood flooring. Wall mounted lighting. Storage cupboard, housing hot water tank installed November 2021. Wall mounted electric panel heater. Doors to all rooms.

LOUNGE/KITCHEN/DINER

Double glazed floor to ceiling windows to front. Ample natural daylight. Engineered wood flooring. Modern fitted kitchen, with base and wall units and work surfaces incorporating double inset sink, with mixer tap. Integrated Neff oven and microwave, four ring Bosch induction hob, with extractor over and glass splashback. Integrated dishwasher and washer/dryer and fridge freezer. Two wall mounted electric panel heaters. TV Aerial point. Telephone point. Spotlights. Open Plan living.

BEDROOM ONE

Double glazed windows to front. Double bedroom. Engineered wood flooring. Built in double wardrobe. Wall mounted electric panel heater. TV Aerial point. Telephone point. Door to:-

ENSUITE

Excellent modern suite comprising: shower cubicle with mains shower over, glass shower screen and tiled splashbacks, plus contemporary wash hand basin with vanity cupboard underneath and mixer tap over. W.C. Tiled flooring. Fully tiled walls. Heated towel rail. Shaver point. Extractor fan. Spotlights.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 861 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

Double glazed window to front. A second double bedroom. Engineered wood flooring. Wall mounted electric panel heater. Fitted wardrobes.

BATHROOM

Immaculate modern suite comprising: panelled bath and tiled splashbacks. Contemporary wall mounted wash hand basin with mixer tap over and tiled splashbacks. W.C. Large wall mounted mirror. Tiled flooring. Heated spiral towel rail. Spotlights. Shaver point. Extractor fan. Spotlights.

FACILITIES

24 hour concierge service.

PARKING

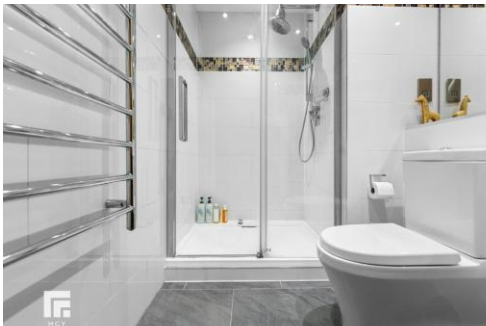
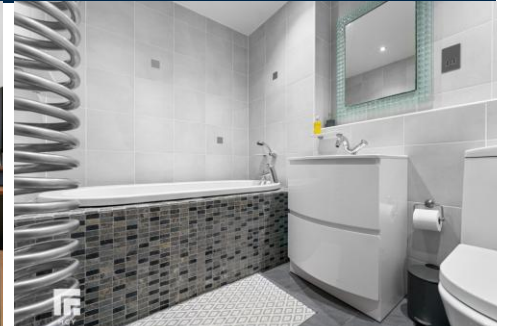
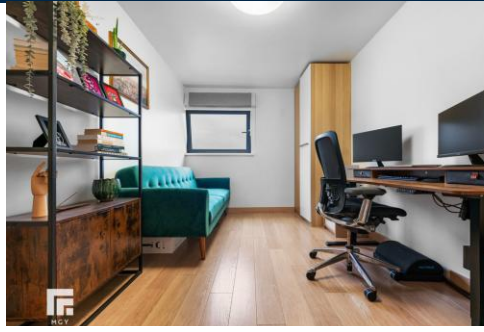
Gated access to an allocated parking space.

TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges approx. £5,052 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 parking space and bike storage. Ground rent approx. £160 per annum.

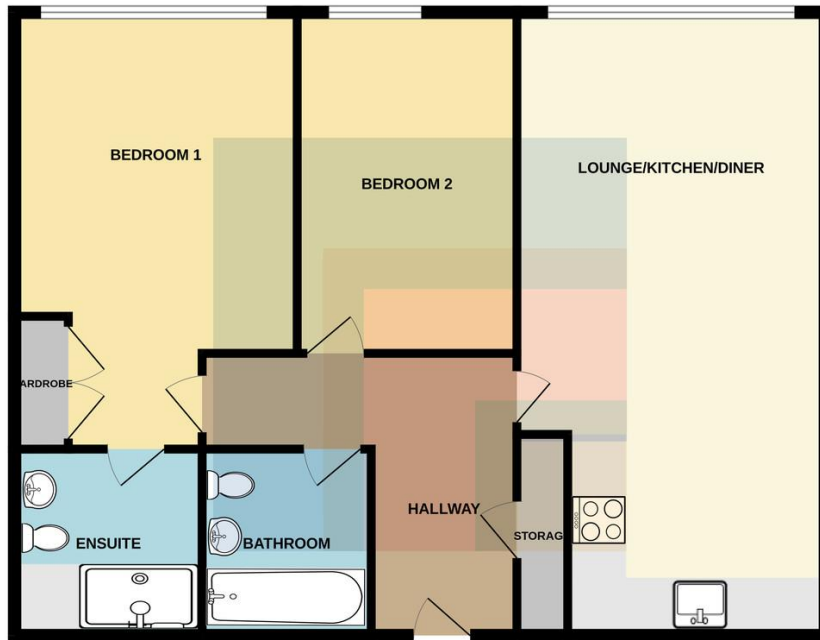


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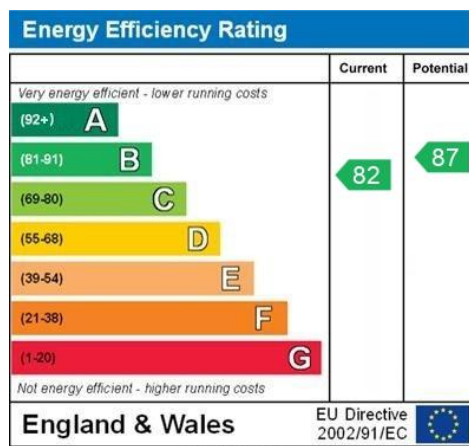


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EIGHTH FLOOR



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.
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South Glamorgan, CF10 5EE



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