



**ALTOLUSSO**  
**BUTE TERRACE**  
**CARDIFF**  
**CF10 2FF**

ASKING PRICE OF  
**£179,950**



## TWO BEDROOM APARTMENT



**2**



**2**



**2**



**1**

**\*FOURTH FLOOR, CHAIN FREE APARTMENT IN ALTOLUSSO\*** MGY are delighted to bring to market this immaculately presented, two-bedroom, fourth floor apartment situated within the popular development of Altolusso in the heart of Cardiff City Centre. The accommodation briefly comprises entrance hallway, lounge/kitchen, two bedrooms - master ensuite, and bathroom. The property further benefits from having onsite gated undercroft allocated parking, space in a secure gated storage cage and a 24-hour concierge service. \*Viewing highly recommended\*

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 969 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

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

#### **LOUNGE/KITCHEN**

24' 7" x 21' 7" (7.5m x 6.6m)  
Continuation of laminate flooring. Spotlights. Double glazed uPVC windows. Power points. Wall mounted electric heaters. TV and telephone point. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink with mixer tap over and electric hob with oven beneath and extractor above. Space for fridge/freezer.

#### **MASTER BEDROOM**

15' 1" x 9' 10" (4.6m x 3.0m)  
Carpet to floor. Pendant light fitting. Wall mounted electric heater. Double glazed uPVC window. Power points. Door leading to: -

#### **ENSUITE**

7' 10" x 5' 10" (2.4m x 1.8m)  
Tiled flooring and walls. Pedestal wash hand basin with mixer taps over. WC. Walk in shower cubicle with mains powered shower over. Spotlight. Shaver point. Heated towel rail. Extractor.

#### **BEDROOM TWO**

13' 9" x 12' 9" (4.2m x 3.9m)  
Carpet to floor. Pendant light fitting. Power points. Double glazed uPVC window. Wall mounted electric heater.

#### **BATHROOM**

7' 2" x 6' 6" (2.2m x 2.0m)  
Tiled flooring and walls. Bath with mixer tap over. Wall mounted wash hand basin with mixer taps over. WC. Spotlights. Chrome spiral heated towel rail. Shaver point. Extractor.

#### **STORAGE CAGE**

Large secure storage cage, located on the first floor.

#### **FACILITIES**

Onsite 24-hour concierge service.

#### **PARKING**

Gated access to an allocated undercroft parking space.

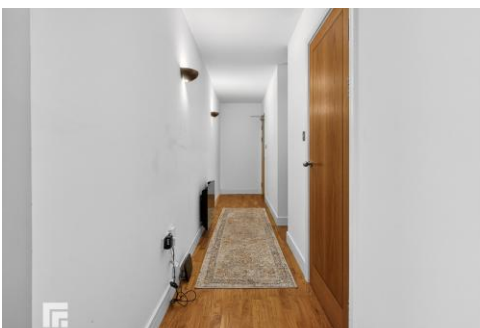
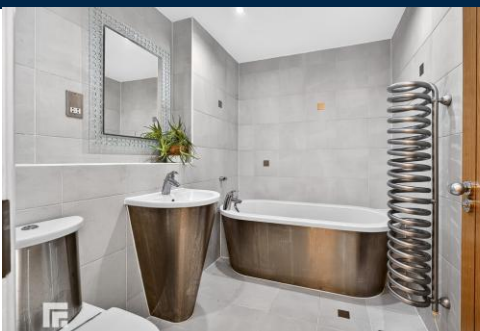
#### **TENURE**

MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges of approx. £4720 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. Large storage cage. Ground rent approx. £175 per annum.



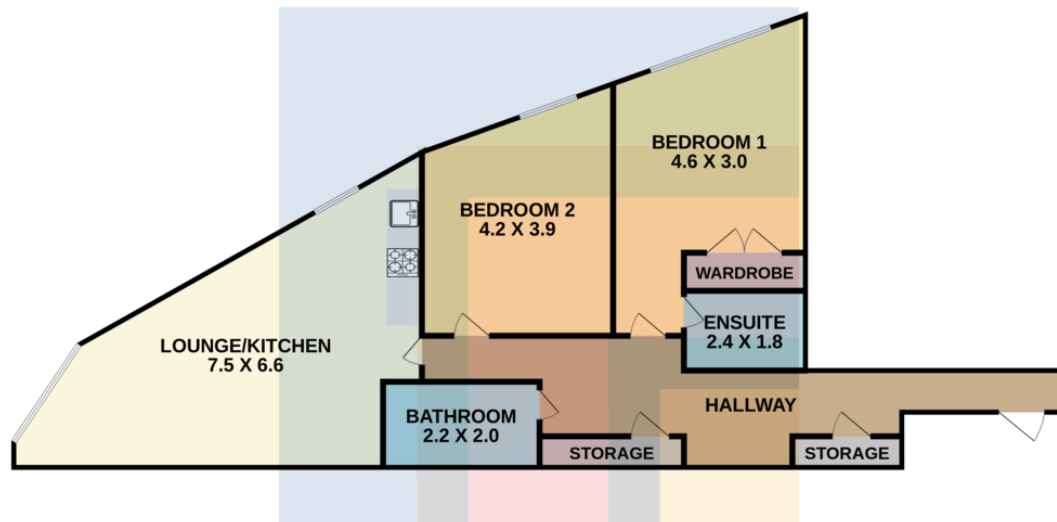


# ALTOLUSSO, BUTE TERRACE, CARDIFF CF10 2FF

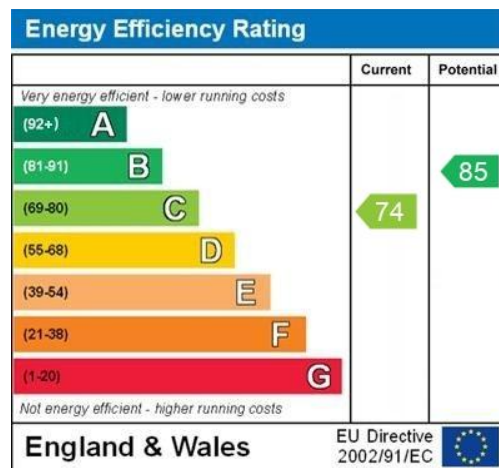


# ALTOLUSSO, BUTE TERRACE, CARDIFF CF10 2FF

## FOURTH 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.  
Made with Metroplan ©2025



WWW.FBCALL.COM

**CARDIFF** 029 2046 5466

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

**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.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.



**MGY.CO.UK**