

## 275 Altolusso

Cardiff CF10 2FJ

- 18th Floor
- Three Bedrooms
- Two Parking Spaces
- Two Storage Cages
- Panoramic Views
- New Kitchen
- New Ensuite

Guide price £275,000

[www.hern-crabtree.co.uk](http://www.hern-crabtree.co.uk)



A three bedroom 18th floor flat with panoramic city centre and sea views, located in Altolusso, a popular development of residential flats offering a concierge service, parking and storage facilities.

The flat itself has been renovated to include a new kitchen and ensuite and also boasts two parking spaces and two storage cages. There are four lifts accessing all floors and the accommodation comprises an entrance hallway, an open plan lounge / kitchen with exceptional views of Cardiff Bay and the city centre, three bedrooms, an ensuite and a separate bathroom.

No Chain

## Entrance

A lobby area with concierge and post room, fob access to lifts.

## 18th Floor

A communal hallway and a wooden door into;

## Hallway

Wooden floor, electric heater, a large storage cupboard and a further cupboard housing the hot water tank.

## Living Room 23'10 max x 21'05 max (7.26m max x 6.53m max)

An irregular shaped open plan room with two large floor to ceiling windows offering panoramic views of Cardiff, wooden flooring, two electric heaters, space for lounge furniture and a dining table. Spotlights throughout.

## Kitchen

This recently fitted and modern kitchen comprises wall and base units with an inset 1 and ½ bowl sink and embossed drainer, a large centre island with solid wooden work surfaces and a breakfast bar. There is a four ring electric hob and a hood above. Further built in appliances include a fridge/freezer, a dishwasher, oven, microwave and a washing machine. Pendant lighting above the island/breakfast bar.

## Master Bedroom 14'09 narrowing to 10'05 x 14'03 max (4.50m narrowing to 3.18m x 4.34m max)

Laid to laminate flooring, there is a double glazed window with views towards Cardiff Bay, two double wardrobes and an electric



heater.

## Ensuite

Open from the Master Bedroom, this modern suite comprises a double shower, his and hers sinks, a push button W/C with a hidden cistern, tile floor, tiled walls and an extractor.

## Bedroom Two 12'03 x 9'01 max (3.73m x 2.77m max)

Laminate flooring, a double glazed window with views towards Cardiff Bay, an electric heater and spotlights.

**Bedroom Three** 9'09 to wardrobes x 8'08 (2.97m to wardrobes x 2.64m)

Laminate flooring, a double glazed window, electric heater and a built in wardrobe.

### **Bathroom**

A three piece suite comprising a stand alone bath, a wash basin and a push button W/C. Tile floor, tiled walls, a heated towel rail and spotlights.

### **Storage**

Two private storage cages.

### **Parking**

Two secure allocated parking spaces.

### **Tenure**

Leasehold



