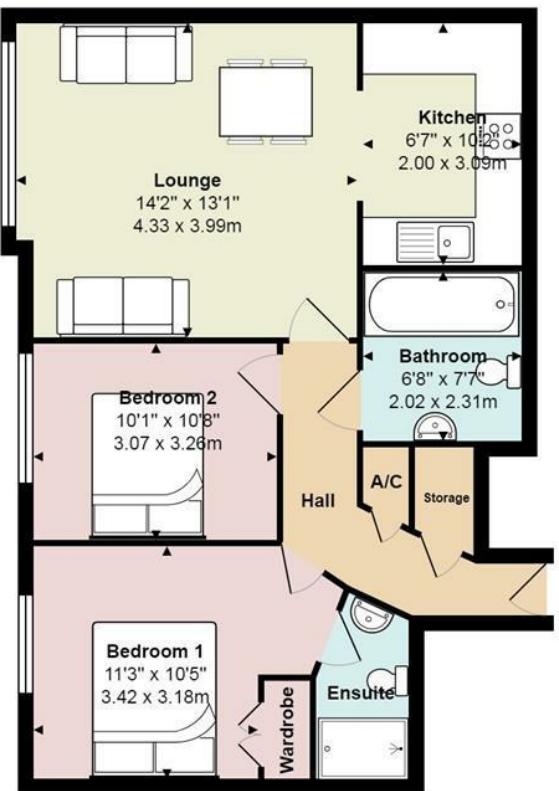


## 100 Landmark Place

Total Area: 610 ft<sup>2</sup> ... 56.6 m<sup>2</sup>

All measurements are approximate and for display purposes only



Virtual Reality & 3D Scaled models of all of our properties for sale.  
You can even walk around them on our website



**Pontcanna**  
223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP

**Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU

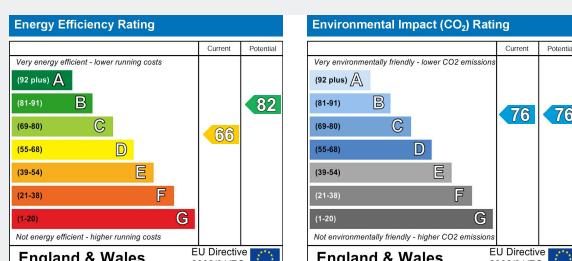
**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX

029 2049 9680  
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## Landmark Place

2 Bedrooms - Cardiff - CF10 2HT - £900





#### **Hall**

Wood floor, electric radiator, spotlights, two built in storage cupboards, one housing water tank

#### **Lounge**

3.99m x 4.33m (13'1" x 14'2")  
Wood floor, floor to ceiling double glazed window, two electric radiators, opening to;

#### **Kitchen**

3.09m x 2.00m (10'1" x 6'6")  
Matching walk and base units, inset electric hob, fitted oven and extractor hood, space for washing machine, space for slim dishwasher, inset stainless steel sink and drainer, integral fridge

#### **Bedroom One**

3.18m x 3.42m (10'5" x 11'2")  
Carpeted floor, double glazed window, built in double wardrobe, electric radiator, door to;

#### **En-Suite**

Walk in shower cubical, fitted shower, tiled walls, low level WC, pedestal wash hand basin, fully tiled floor, heated towel rail, extractor fan

#### **Bedroom Two**

3.07m x 3.26m (10'0" x 10'8")  
Carpeted floor, double glazed window, electric radiator

#### **Bathroom**

2.31m x 2.02m (7'6" x 6'7")  
Modern white three piece suite comprising panel bath, mixer tap with shower head attachment, glass shower screen, tiled area low level WC, pedestal wash hand basin, heated towel rail, tiled floor, shaving point, extractor fan

#### **Parking**

One allocated parking space in the secure gated undercroft car park

#### **Tenure**

Leasehold, but this is to be confirmed by your solicitor

#### **Service Charge**

We have been informed the service charge is in the region of £2,555 per year, this is to be confirmed by your solicitor.

950 years plus

#### **Council Tax** **Band F**

#### **Additional Information**

Assured Shorthold Tenancy in place until March 2020 and the monthly is £995.00.





**\* MUST VIEW \*** A well presented two double bedroom apartment for sale in the popular Landmark Place development in Cardiff City Centre. Positioned on the 10th floor, offering great views across Cardiff, this property benefits from two great size bedrooms, master en-suite, bathroom, lounge and kitchen, as well as an allocated parking space. Landmark place has an on site concierge, gated undercroft parking, as well as being within close distance to two train stations, Cardiff University and a selection of local shops, restaurants and amenities in the City Centre.

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.

- 10th Floor
- Two bedrooms
- Leasehold
- No Chain
- Parking

sq ft

