

Altolusso,

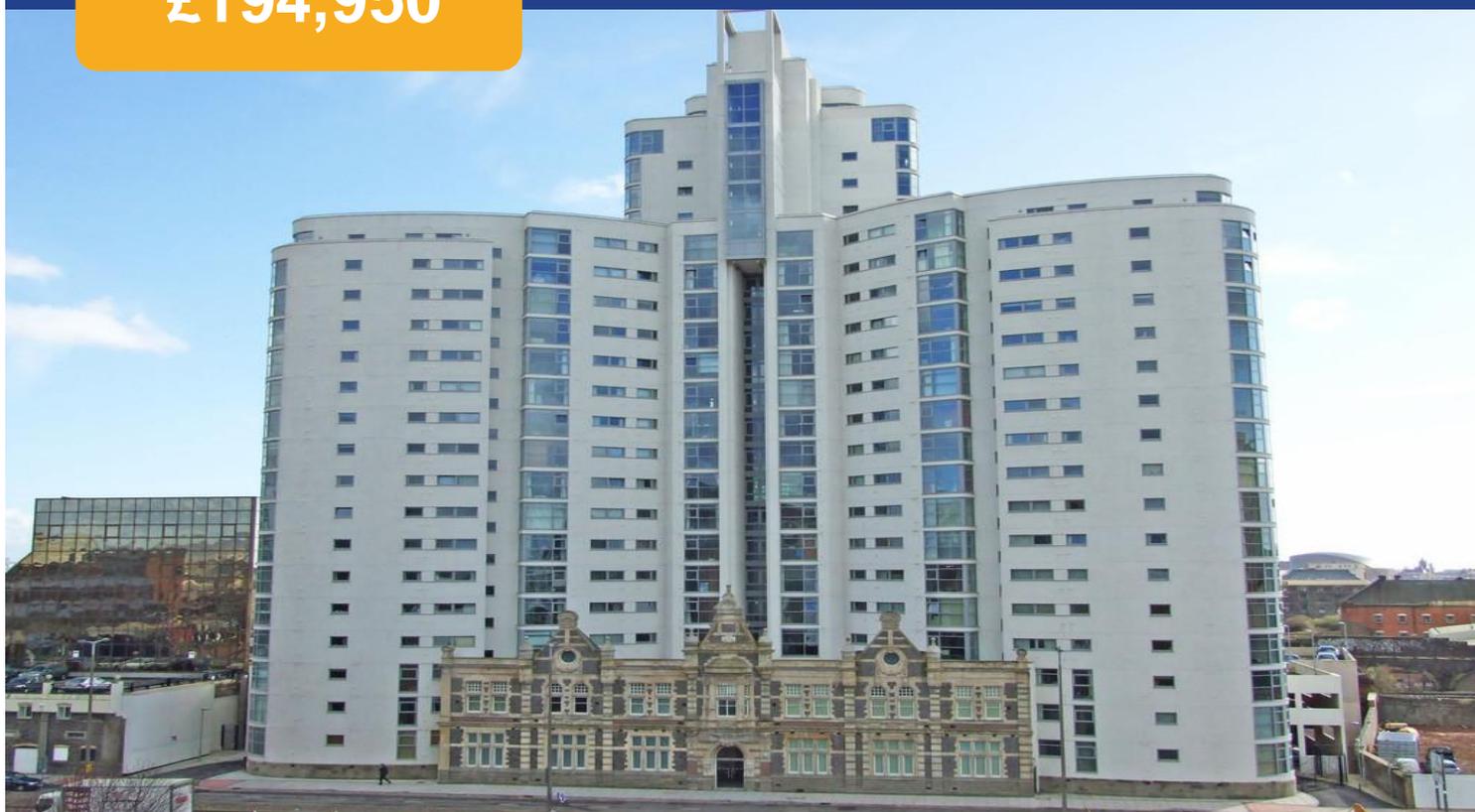
Bute Terrace, Cardiff, CF10 2FG



Estate Agents and
Chartered Surveyors

Asking Price Of

£194,950



Two Bedroom Apartment



Property Description

****IMMACULATELY PRESENTED CITY CENTRE APARTMENT* NO CHAIN**** MGY are pleased to present for sale a two bedroom, ninth floor apartment, located in the popular Altolusso development. The development boasts a fantastic position in the heart of the city centre. It also benefits from onsite gated allocated parking and a 24 hour concierge service. The modern accommodation comprises of an open plan kitchen/dining/living area, two double bedrooms, one with en-suite, bathroom and electric heating throughout. No chain. EWS1 form in place. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 710 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Laminate wood effect flooring. Wall mounted lighting. Storage cupboard, housing hot water tank. Wall mounted electric panel heater.

LOUNGE/KITCHEN/DINER

18' 1" x 15' 11" (5.52m x 4.86m)
Double glazed floor to ceiling windows to front, with great city centre views. Ample natural daylight. Laminate wood effect flooring. Modern fitted kitchen, with base and wall units and work surfaces incorporating composite sink, with mixer tap. Part tiled walls. Built in oven, four ring electric hob, with extractor over. Integrated fridge freezer, dishwasher and washer/dryer. Two wall mounted electric panel heaters. TV Aerial point. Telephone point. Air vent. Spotlights. Open Plan living.

MASTER BEDROOM

16' 7" x 9' 1" (5.06m x 2.77m)
Double glazed windows to side, with great City Centre views. Laminate wood effect flooring. Built in double wardrobe. Wall mounted electric panel heater. TV Aerial point. Telephone point. Air vent. Door to:-

EN-SUITE

8' 1" x 5' 10" (2.48m x 1.79m)
Laminate wood effect flooring. Fully tiled walls. Large shower cubide. Pedestal wash hand basin, with mixer tap. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

BEDROOM TWO

10' 0" x 9' 1" (3.06m x 2.77m)
Double glazed windows to side, with great City Centre views. Double bedroom. Laminate wood effect flooring. Wall mounted electric panel heater. Air vent.

BATHROOM

8' 2" x 6' 6" (2.49m x 2.00m)
Laminate wood effect flooring. Fully tiled walls. Free standing bath tub. Wall mounted wash hand basin, with mixer tap. W.C. Shaver point. Heated spiral towel rail. Extractor fan. Spotlights

PARKING

Gated access to an allocated undercroft parking space.

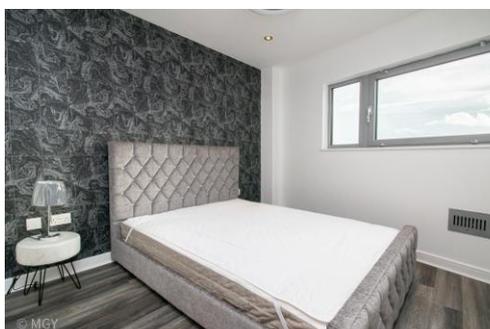
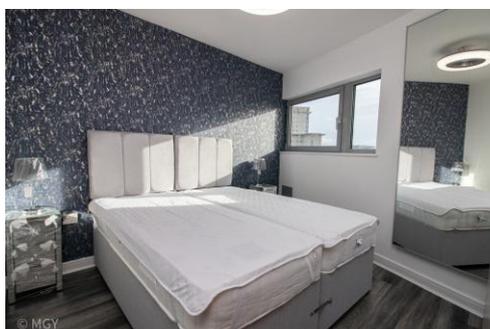
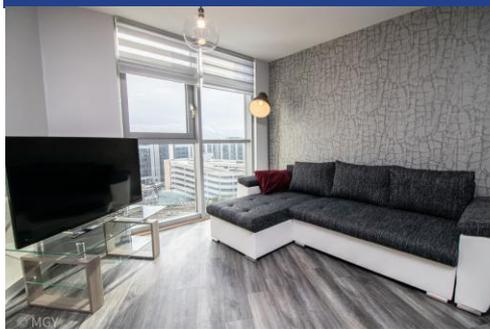
FACILITIES

Onsite 24 hour concierge service.

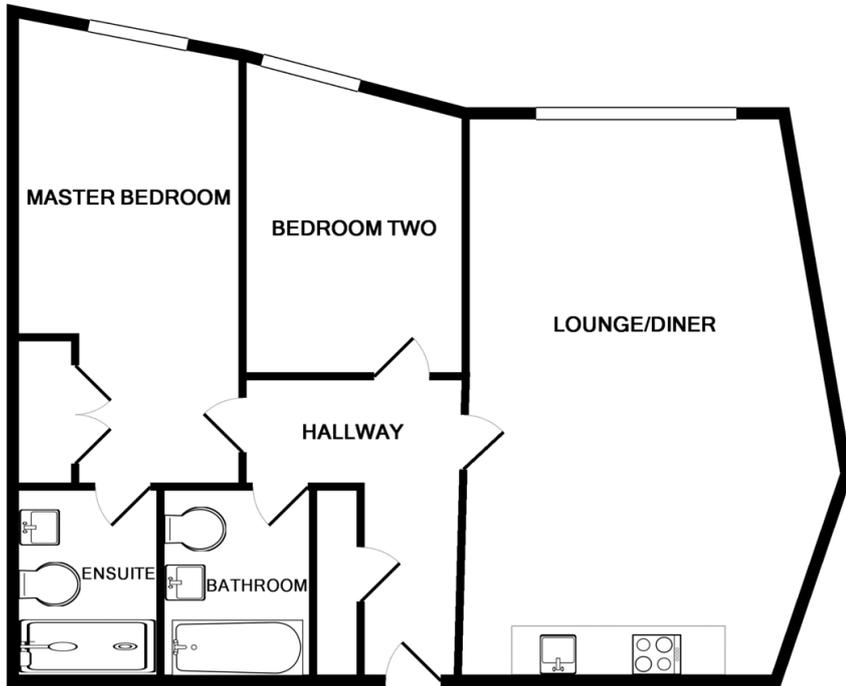
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges of approx. £3,693.58 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. Ground rent £150 per annum.

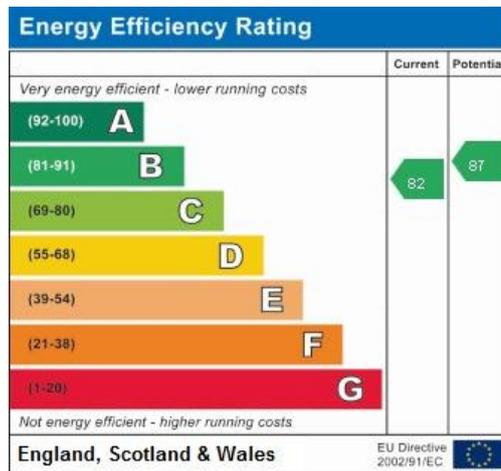
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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