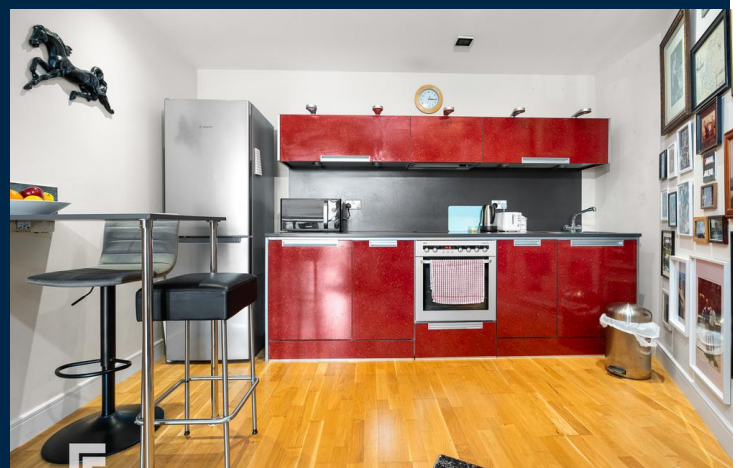




ALTOLUSSO
BUTE TERRACE
CARDIFF CF10 2FH

ASKING PRICE OF
£165,000



FIFTEENTH FLOOR APARTMENT



1



1



1



1

****FANTASTIC CITY CENTRE APARTMENT****

MGY are pleased to present for sale a spacious one bedroom, fifteenth 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 gated access to an allocated undercroft parking space and 24 hour concierge service onsite. The accommodation comprises of an open plan kitchen/dining/living area, bedroom, bathroom, large storage cupboard and electric heating throughout. EWS1 form in place. Viewing highly recommended.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Wood flooring. Wall mounted lighting. Large storage cupboard, housing new hot water tank. Wall mounted electric panel heater.

LOUNGE/KITCHEN/DINER

29' 7" x 14' 8" (9.04m x 4.49m)

Double glazed uPVC floor to ceiling windows to front, with fantastic city centre views. Ample natural daylight. Wood flooring. Base and wall units with work surfaces incorporating stainless steel sink with mixer tap. Both over unit and under unit spotlights. Built in oven, four ring electric hob, with extractor over. Space for fridge freezer. Two wall mounted electric panel heaters. Wall with open serving hatch. Fixed shelving. TV Aerial point. Telephone point. Air vent. Spotlights. Open Plan living.

BEDROOM

12' 0" x 10' 4" (3.67m x 3.17m)

Double glazed uPVC windows to front, with lovely city centre views. Double bedroom. Carpeted flooring. Built in double wardrobe. Wall mounted electric panel heater. TV Aerial point. Telephone point. Air vent.

SHOWER ROOM

9' 6" x 6' 6" (2.90m x 1.99m)

Tiled flooring. Fully tiled walls. Double shower cubicle. Pedestal wash hand basin, with mixer tap. W.C. Shaver point. Heated spiral towel rail. Extractor fan. Spotlights.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 517 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

PARKING

Gated access to an allocated under croft parking space.

FACILITIES

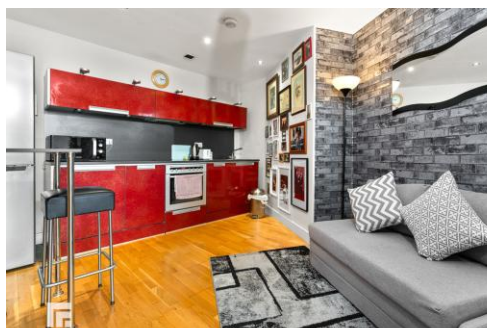
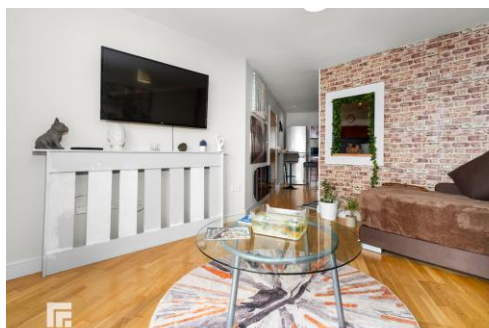
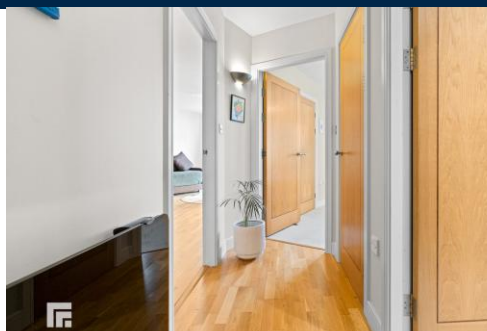
Onsite 24 hour concierge service.

TENURE

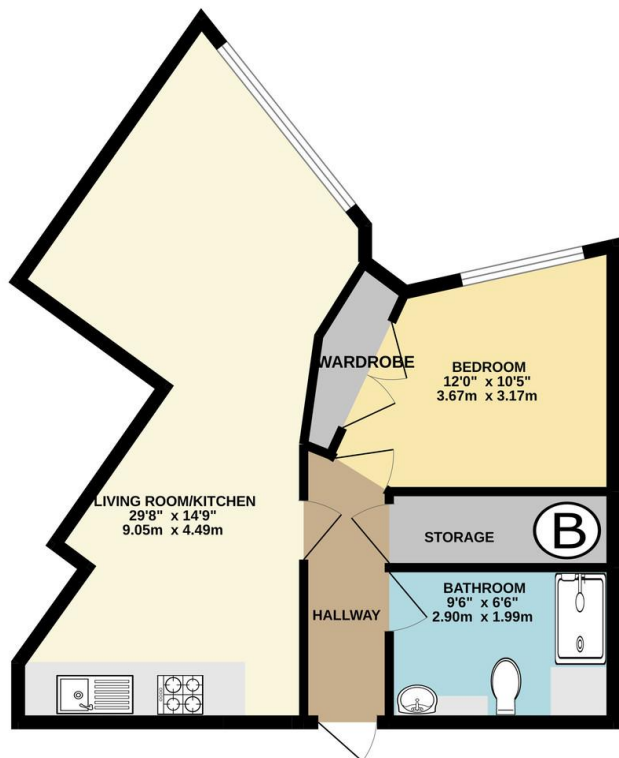
MGY are advised that the property is leasehold, with a term of 125 years from 2003. Service charges of approximately £3,600 per annum, which includes water rates, building insurance, security entry intercom system, secure fob access, CCTV, onsite 24hour concierge service, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated fob access to an allocated undercroft parking space. Ground rent £74 per annum.



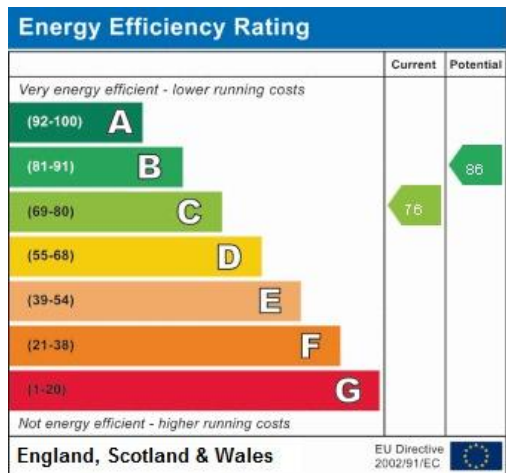
ALTOLUSSO, BUTE TERRACE, CARDIFF CF10 2FH



ALTOLUSSO, BUTE TERRACE, CARDIFF CF10 2FH



TOTAL FLOOR AREA: 518 sq.ft. (48.1 sq.m.) approx.
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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