



## Landmark Place, offers over £100,000

- NO CHAIN PROPERTY
- City Centre Location
- Concierge Service
- Walking Distance to Train Station
- Ideal Investment Property
- EPC Rating: C







## About the property

Located right in the heart of Cardiff's city centre is this one bedroom apartment is the ideal investment purchase! The vibrant city centre offers heaps of attractions, ample retail stores and a variety of restaurants to choose from. There are regular public transport links leading around the city and to Cardiff Bay offering even more amenities. Internally the property comprises communal area with lifts and stairs to the flat, hallway, lounge/kitchen, bedroom and bathroom. The building further benefits from a concierge and gated parking. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Communal Entrance

### Hallway

### Lounge

15' 7" x 10' 4" ( 4.75m x 3.15m )

### Kitchen

8' x 6' 2" ( 2.44m x 1.88m )

### Master Bedroom

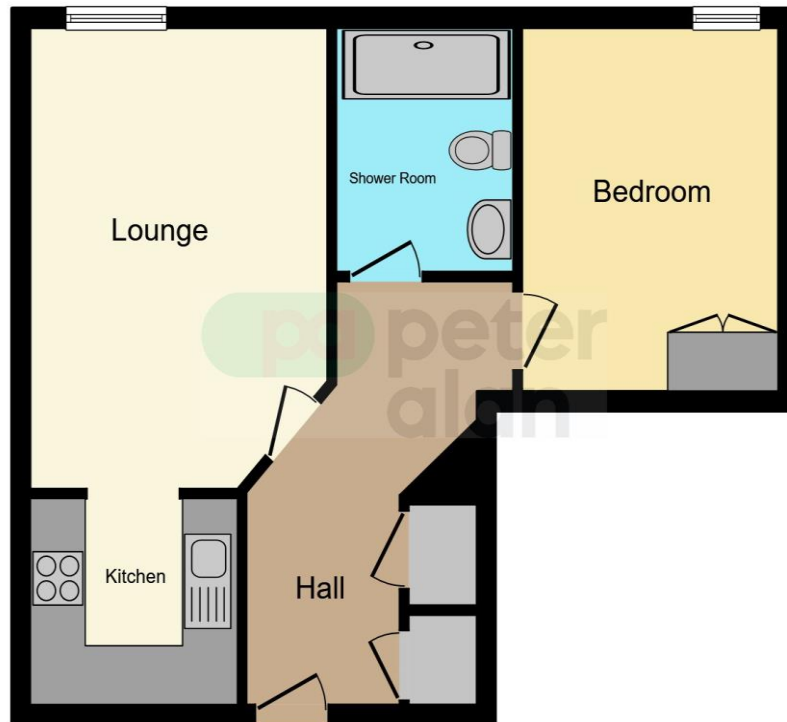
9' 4" x 12' 11" ( 2.84m x 3.94m )



**Bathroom**



## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.