



**ALTOLUSSO**  
**BUTE TERRACE**  
**CARDIFF CF10 2FH**

ASKING PRICE OF  
**£115,000**



## ONE BEDROOM APARTMENT



**1**



**1**



**1**



**1**

**\*\*CITY CENTRE APARTMENT\* \*NO CHAIN\*\***

MGY are pleased to present for sale a spacious one bedroom, thirteenth floor apartment, located in the popular Altolusso development. The development boasts a fantastic position in the heart of the city centre, with great views of the City Centre. The accommodation comprises of entrance hall, an open plan kitchen/dining/living area, one double bedroom and bathroom. The property benefits from double glazing throughout, electric heating, an allocated parking space and onsite concierge. Ideal first time purchase or investment. EWS1 form in place. No chain. Viewing highly recommended.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 635 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**ENTRANCE HALL**

Entered via wooden door, with security spy hole. Wood flooring. Wall mounted lighting. Storage cupboard, housing hot water tank. Wall mounted electric panel heater.

**LOUNGE/KITCHEN/DINER**

22' 10" x 12' 8" (6.97m x 3.87m)

Double glazed floor to ceiling windows to front. Fantastic views of the City Centre and Cardiff Bay. Ample natural daylight. Wood flooring. Modern kitchen with base and wall units, with work surfaces incorporating stainless steel sink with mixer tap. Part tiled walls. Built in oven and four ring electric hob, with extractor hood over. Under unit lighting. Space for fridge freezer. Integrated dishwasher and washer/dryer. Extractor fan. Wall mounted electric panel heater. TV Aerial point. Telephone point. Spotlights. Open Plan living.

**BEDROOM**

12' 10" x 10' 5" (3.92m x 3.19m)

Double glazed windows to front. Wood flooring. Built in double wardrobe. Wall mounted electric panel heater. TV Aerial point. Telephone point.

**SHOWER ROOM**

7' 9" x 6' 5" (2.37m x 1.97m)

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

**FACILITIES**

Onsite, 24hr concierge service

**PARKING**

Gated access to an allocated parking space.

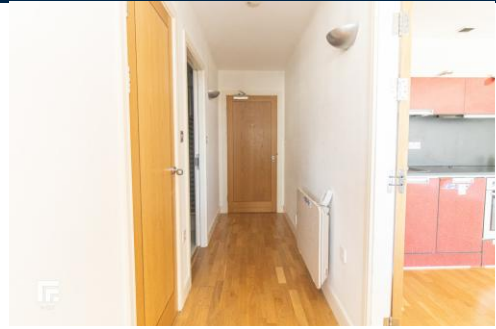
**TENURE**

MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges approx. TBC 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 parking space and bike storage. Ground rent approx. TBC per annum.



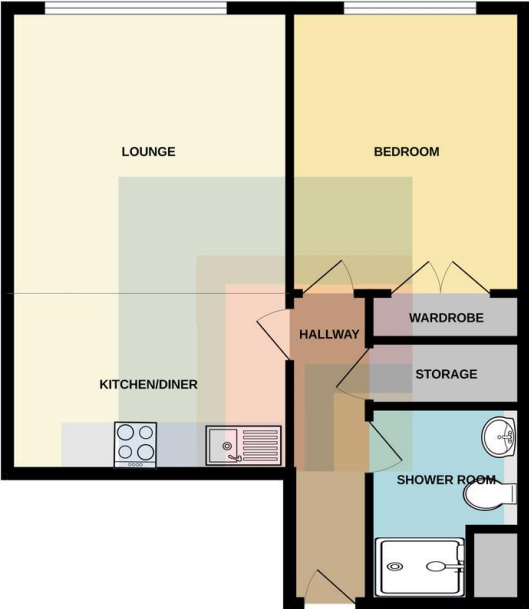


# ALTOLUSSO, BUTE TERRACE, CARDIFF CF10 2FH

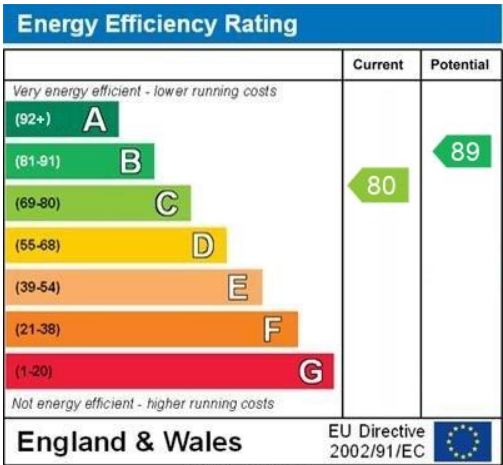


# ALTOLUSSO, BUTE TERRACE, CARDIFF CF10 2FH

THIRTEENTH FLOOR



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 misstatement. 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.  
Made with floorplanmaker



**CARDIFF** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

**MGY.CO.UK**