



**ALTOLUSSO**  
**BUTE TERRACE**  
**CARDIFF CF10 2FG**

ASKING PRICE OF  
**£209,950**



**TWO BEDROOM APARTMENT**



**2**



**2**



**2**



**1**

**\*\*FANTASTIC CITY CENTRE APARTMENT\***  
**IMMACULATELY PRESENTED\* NO CHAIN\*\***  
MGY are delighted to bring to market this spacious two bedroom, 11th floor apartment, located in the popular Altolusso development. The development boasts a fantastic position, in the heart of the city centre, with great views. It also benefits from gated access to an allocated parking space and 24 hour concierge service onsite. The larger than average accommodation briefly comprises of open plan living/kitchen area, two double bedrooms - master en-suite, and main bathroom. The property further benefits from electric heating throughout, double glazed windows, and provides incredible views over the City. EWS1 form in place\*Viewing highly recommended\*

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 861 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Tiled flooring. Wall mounted electric heater. Two wall lights. Power points. Doors to all rooms and large storage cupboard which houses the hot water tank.

#### **LOUNGE/KITCHEN/DINER**

13' 6" x 27' 5" (4.13m x 8.37m)

Continuation of tiled flooring to kitchen/dining area. Modern fitted 'Howdens' kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink and drainer with mixer tap over and induction hob with oven beneath and extractor above. Integrated appliances such as dishwasher, washing machine, fridge/freezer, and microwave. Central island with worktops over. Space for stool seating beneath and ample drawer storage. Two integrated wine coolers. Spotlights and additional pendant light fittings. Power points. Carpet to lounge floor. TV and telephone points. Large floor to ceiling double glazed window providing incredible City views. Wall mounted electric heaters.

#### **MASTER BEDROOM**

18' 4" x 9' 1" (5.61m x 2.79m)

Carpet to floor. Double glazed window providing views over the City. Pendant light fitting. Power points. Wall mounted electric heater. Fitted double wardrobes. Door to en-suite.

#### **ENSUITE**

8' 2" x 5' 8" (2.51m x 1.74m)

Tiled flooring and walls. WC. Pedestal wash hand basin with mixer tap over. Walk in shower cubicle with mains powered shower over. Spotlights. Towel rail. Shaver point. Extractor.

#### **BEDROOM TWO**

15' 0" x 8' 10" (4.58m x 2.71m)

Carpet to floor. Double glazed window providing views over the City. Pendant light fitting. Wall mounted electric heater. Power points.

#### **BATHROOM**

6' 7" x 8' 2" (2.02m x 2.50m)

Tiled flooring and walls. Three-piece-suite comprising WC, wash hand basin with mixer tap over, and bath with mixer tap over and handheld shower attachment above. Shaver point. Extractor fan. Spiral heated towel rail. Spotlights.

#### **FACILITIES**

24 hour concierge service.

#### **STORAGE CAGE**

Large storage cage, located on the first floor.

#### **PARKING**

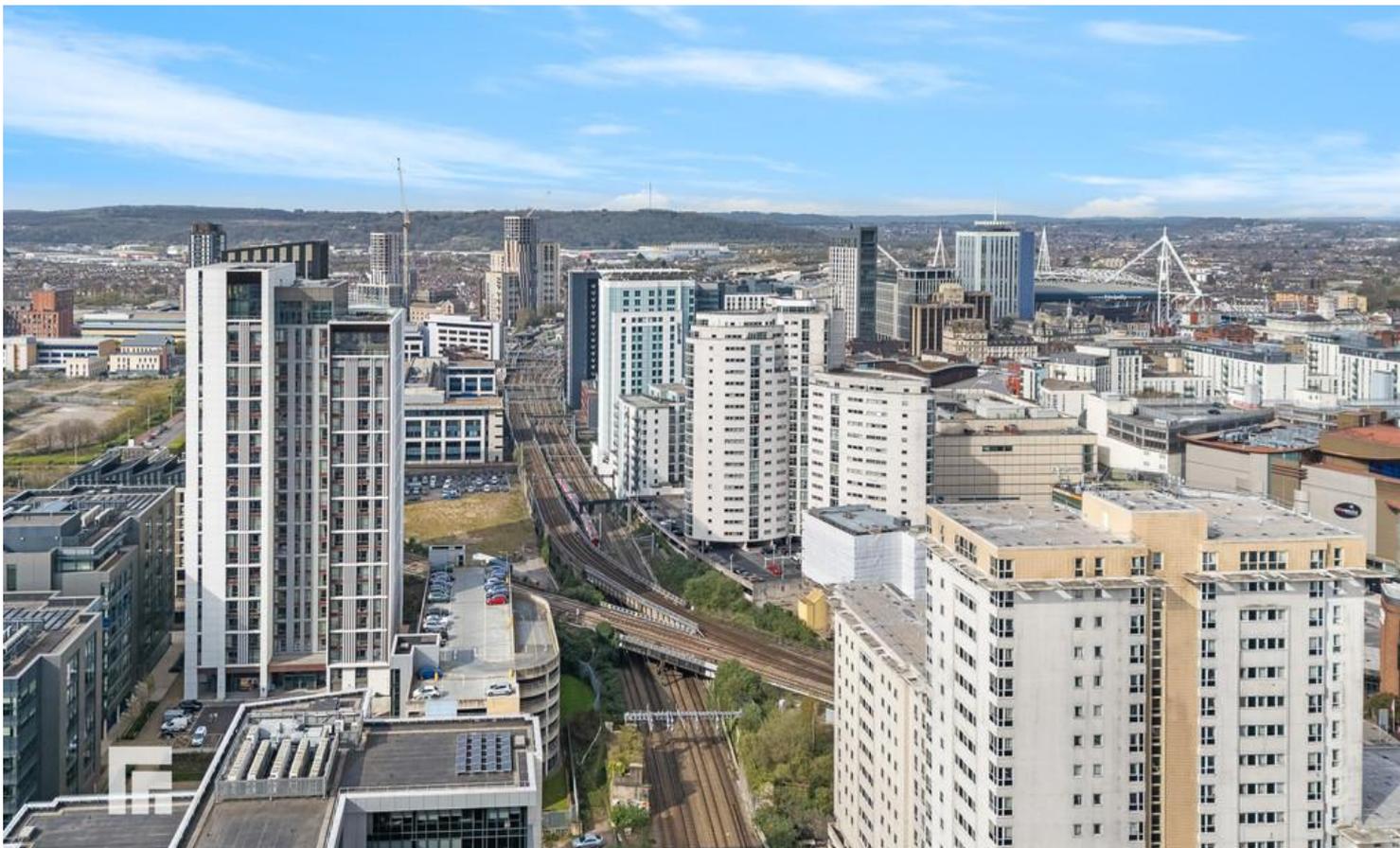
Gated access to an allocated undercroft parking space.

#### **TENURE**

MGY are advised that the property is leasehold, with a term of 105 years remaining. Service charges £5,052 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 and bike storage. Ground rent £150 per annum.

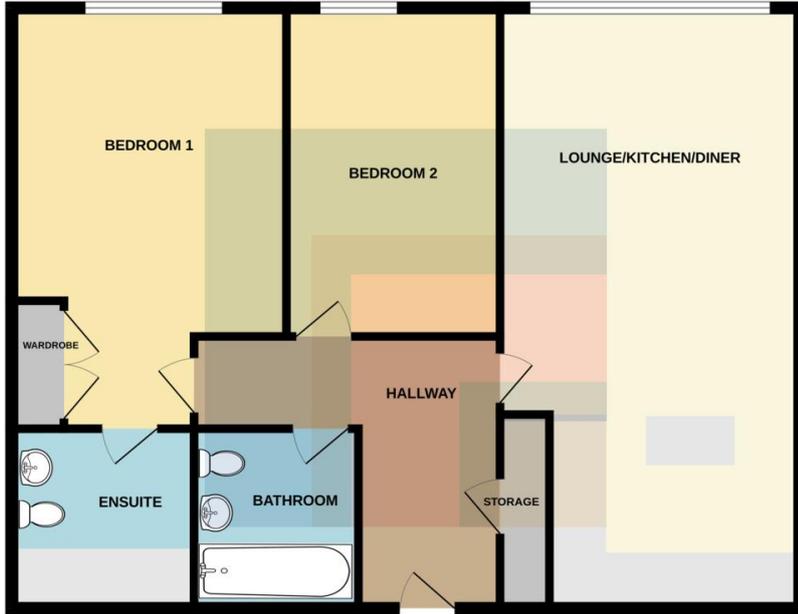


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## ELEVENTH FLOOR



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 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.  
Made with Metropix G2025

**CARDIFF** 029 2046 5466

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