



ALTOLUSSO
BUTE TERRACE
CARDIFF CF10 2FH

OFFERS IN EXCESS OF
£180,000



TWO BEDROOM APARTMENT



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****FANTASTIC CITY CENTRE APARTMENT***
NO CHAIN** MGY are pleased to present for sale a spacious two bedroom, fourteenth 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 undercroft parking space and 24 hour concierge service onsite. The accommodation comprises of an open plan kitchen/dining/living area, two double bedrooms, one with en-suite, bathroom, electric heating throughout and an additional storage cage. EWS1 form in place. No chain. Viewing highly recommended.

ENTRANCE HALL

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

LOUNGE/DINER/KITCHEN

26' 5" x 13' 0" (8.07m x 3.98m)

Double glazed floor to ceiling windows to front, with great city centre views. Additional double glazed window to side. Ample natural daylight. Wood flooring. Modern fitted kitchen, with base and wall units and work surfaces incorporating stainless steel sink, with mixer tap. Built in oven, four ring electric hob, with extractor over. Splash back. Integrated dishwasher and washer/dryer. Space for fridge freezer. Two wall mounted electric panel heaters. TV Aerial point. Telephone point. Air vent. Spotlights. Open Plan living.

MASTER BEDROOM

12' 3" x 11' 6" (3.75m x 3.52m)

Double glazed windows to side, with great City Centre views. Carpeted flooring. Built in double wardrobe. Wall mounted electric panel heater. TV Aerial point. Telephone point. Air vent. Door to:-

EN-SUITE

8' 0" x 5' 10" (2.45m x 1.80m)

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

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 656 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

12' 8" x 8' 9" (3.88m x 2.69m)

Double glazed windows to side, with great City Centre views. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. Air vent.

BATHROOM

8' 2" x 6' 6" (2.49m x 1.99m)

Tiled flooring. Fully tiled walls. Free standing bath tub. Vanity enclosed 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.

STORAGE CAGE

Large secure storage cage, located on the first floor.

FACILITIES

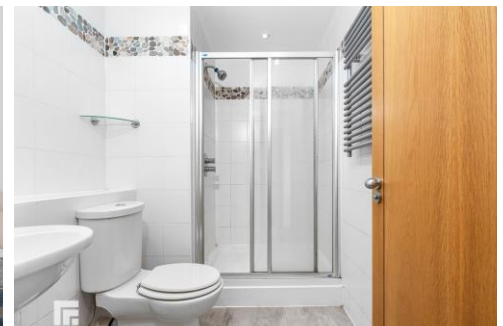
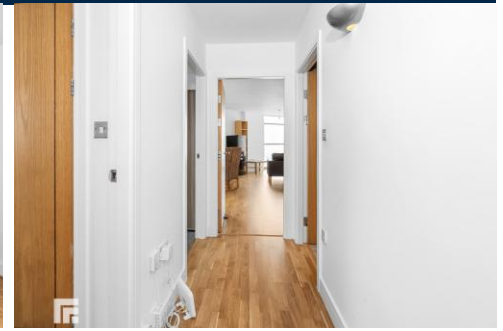
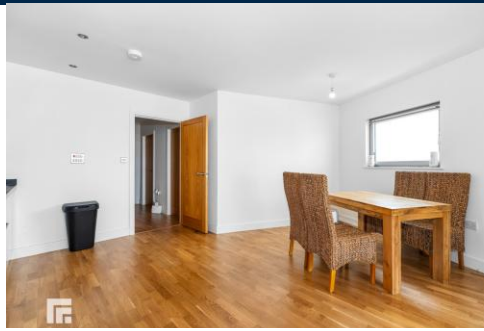
Onsite 24 hour concierge service.

TENURE

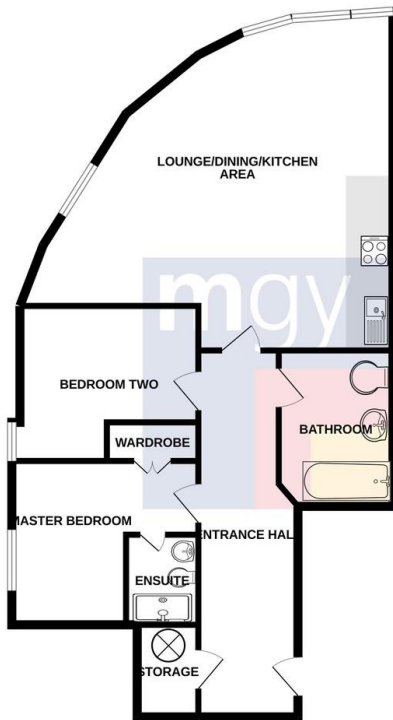
MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges of £4,493.02 per annum, which includes water rates, building insurance, security entry intercom system, secure fob access, CCTV, onsite 24hour concierge service, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated fob access to an allocated undercroft parking space. Ground rent £85.50 per annum. Storage cage £12 per annum.



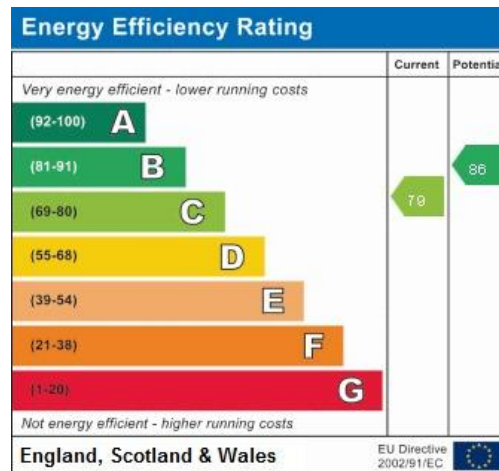
ALTOLUSSO, BUTE TERRACE, CARDIFF CF10 2FH



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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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