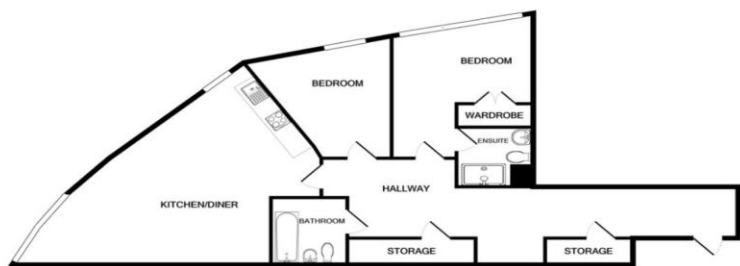


Altolusso | Bute Terrace | Cardiff | CF10 2FG

£179,000

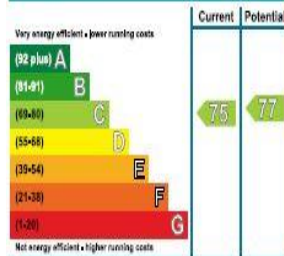
Spacious 8th floor City Centre apartment. Perfectly located for a city lifestyle in the popular Altolusso development, with good transport links and the convenience of being on the doorstep to all that the Town Centre has to offer. The accommodation comprises of an open plan living space through to a fitted kitchen/diner and 2 double bedrooms, one with en-suite bathroom. This property has electric heating throughout and further benefits from having a communal entrance lobby with concierge service desk, lift access, onsite gated allocated parking and storage cage. No chain. Viewing highly recommended. BUY-TO-LET INVESTMENT PROPERTY. **(Property Ref. 10078)**

- **Two Double Bedrooms**
- **City Centre Location**
- **Allocated Parking**
- **Security Entry System**
- **24 Hour Concierge**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 guidance 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 is given to their operability or efficiency can be given.
Made with Metrepro 6/2019

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Property Description

HALLWAY

Wooden door entrance with security spy hole. Hallway with wall mounted lighting, two storage cupboards, one housing hot water tank and wall mounted electric radiator.

KITCHEN / DINING / LIVING ROOM

24' 7" x 17' 10" (7.49m x 5.44m)
Double glazed uPVC floor to ceiling windows in lounge area and second smaller window in kitchen area to front aspect, providing ample natural light into the apartment. Wood flooring. Striking red kitchen base and wall units with contrasting black work surfaces incorporating stainless steel sink with mixer tap. Featuring both over unit and under unit spotlights, built in oven, electric hob with extractor over. Integrated washing / dryer and dishwasher. Space for free standing fridge freezer. Two wall mounted electric radiators, ceiling spotlights, TV aerial point, telephone point and air vent.

BEDROOM ONE

15' 7" x 9' 6" (4.75m x 2.9m)
Double glazed uPVC windows to side aspect, built in double wardrobe, wall mounted electric radiator, TV aerial point, telephone point and air vent air vent.
Wooden door leading to:-

EN-SUITE

8' 1" x 5' 9" (2.46m x 1.75m)
Fully tiled walls and floor. Large shower cubicle, pedestal wash hand basin with mixer tap. W.C. Wall mounted shaver point and wall mounted electric heated towel rail. Ceiling spotlights and extractor fan.

BEDROOM TWO

14' 7" x 14' 0" (4.44m x 4.27m)
Double glazed uPVC windows, to side aspect, wall mounted electric radiator and air vent.

BATHROOM

8' 2" x 6' 7" (2.49m x 2.01m)
Fully tiled walls and floor. Free standing bath, pedestal wash hand basin with mixer tap and W.C.
Wall mounted shaver point and wall mounted electric heated spiral towel rail. Ceiling mounted spotlights and extractor fan.

STORAGE CAGE

Large storage cage located on the second floor.

PARKING

Gated access to an allocated parking space.

Tenure Leasehold

Council Tax Band F

EPC RATING: 75

Contact Details

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Agents Note: The Consumer Protection from Unfair Trading Regulations 2008 & Consumer Protection (Amendment) Regulations 2014: Whilst descriptions, references to condition, necessary permissions for use and occupation or any other details are given in good faith and are believed to be correct, intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or seek their own professional advice. These particulars are intended to give a fair and overall description for guidance purposes only and do not constitute an offer, contract or part of one. A detailed survey has not been carried out and any equipment, fixtures, fittings or services have not been tested or verified to ensure that they are in working order or fit for purpose. All measurements are approximate and any photographs, floorplans and distances referred to should not be relied upon for the purchase of carpets, fixtures or fittings. Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by a Solicitor prior to exchange of contracts. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. All Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make relevant enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision. VAT amount relating to the property may change without notice.