



Altolusso Bute Terrace, Cardiff CF10 2FJ

welcome to

Altolusso Bute Terrace, Cardiff

A spacious three bedroom apartment in the centre of Cardiff, close to a variety of amenities and transport links. The property benefits from superb city skyline and sea views from the kitchen/living room and all three bedrooms. It benefits from 24 hour concierge and two allocated parking spaces.



Entrance Hall

Tile flooring, airing cupboard and intercom.

Lounge

31' 8" max x 20' 1" max (9.65m max x 6.12m max)

Open plan kitchen/lounge, modern fitted kitchen with wall and base units, integral oven, integral microwave, fridge/freezer, dishwasher, extractor hood, television point, tile flooring, feature curved wall, double glazed bay window with views of the City Centre, Penarth Marina and the Bristol Channel.

Bedroom One

14' 7" x 11' 7" (4.45m x 3.53m)

Double glazed window to rear with views of city centre, fitted wardrobe and electric radiator.

En Suite

8' 2" x 6' 6" (2.49m x 1.98m)

Fully tiled, wash hand basin, WC, double shower, extractor fan and heated towel rail.

Bedroom Two

12' 4" max x 8' 8" max (3.76m max x 2.64m max)

Double glazed window to rear with city centre views, fitted wardrobe and electric radiator.

Bedroom Three

10' 3" max x 8' 3" (3.12m max x 2.51m)

Double glazed window to rear and electric radiator.

Bathroom

9' 2" max x 7' 10" (2.79m max x 2.39m)

Fully tiled, paneled bathtub, WC, wash hand basin, fitted mirror, extractor fan and spiral radiator.



view this property online allenandharris.co.uk/Property/CRP107125



welcome to

Altolusso Bute Terrace, Cardiff

- Impressive views of the City Centre & beyond
- Three double bedrooms, en-suite & bathroom
- Open plan kitchen/living room with fantastic views
- Two allocated parking spaces
- 24 hour on-site concierge service

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 105 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/CRP107125](https://www.allenandharris.co.uk/Property/CRP107125)



Property Ref:
CRP107125 - 0018

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



[allenandharris.co.uk](https://www.allenandharris.co.uk)