









welcome to

Landmark Place, Cardiff

Immaculate spacious three bedroom fifth floor apartment and being finished to the highest of standards, early viewing highly recommended to fully appreciate the space and high standard of the apartment, this attractive property also benefits an allocated parking space. It is an ideal investment!













Communal Hallway

Concierge desk, access to internal hall and lift to all floors. One allocated parking space.

Entrance Hall

Wood effect flooring, curved hallway with access to all rooms, inset light and entry phone, radiator.

Lounge & Diner

17' 10" x 24' 8" (5.44m x 7.52m)

Two double glazed windows to side and one to rear, three radiators, TV and telephone point, Internet connection.

Kitchen /breakfast Room

14' 5" x 12' 6" (4.39m x 3.81m)

Wall and base unit, integral oven, electric hob, microwave, extractor hood, fridge and freezer, dishwasher, washer/dryer, 1 1/2 sink and drainer, radiator and double glazed window of side.

Bedroom One

10' 8" x 10' 9" (3.25m x 3.28m) Built in wardrobe, double glazed window to side, door to en suite, radiator and TV point.

En Suite

Double shower cubicle, wash basin, WC, heated towel rail, electric fan, inside light and fully tiled.

Bedroom Two

11' 8" x 9' 9" (3.56m x 2.97m)
Double glazed window to side and radiator.

Bedroom Three

 $10' \times 9' \ 8" \ (3.05 \text{m} \times 2.95 \text{m})$ Radiator and double glazed window to side.





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- Spacious three double bedroom apartment on the fifth floor
- Generous open plan living/dining area
- Separate kitchen and breakfast room
- Ensuite to the main bedroom
- Excellent transport links, Heart of City Centre

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

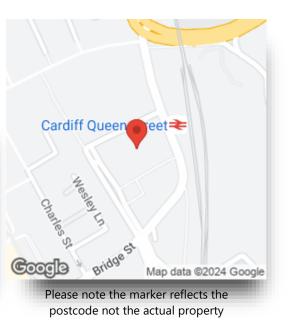
offers in the region of

£300,000









view this property online allenandharris.co.uk/Property/CRP107411



Property Ref: CRP107411 - 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.



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