









welcome to

Landmark Place, Cardiff

An immaculate and spacious three bedroom sixth floor apartment which has been finished to a very high standard. This attractive property benefits from an allocated parking space. Viewing is highly recommended to fully appreciate the specification and space of the property. It is an ideal investment!













Communal Hallway

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

Entrance Hall

Carpeted, 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 window to side and rear, carpeted, three radiators, TV and telephone point, Internet connection.

Kitchen/Breakfast Room

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

Newly renovated to a high spec. wall and base unit with extra storage cupboards, tile effect flooring, 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.

Ensuite

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

Bedroom Two

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

Bedroom Three

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

Bathroom

2' 7" x 1' 7" (0.79m x 0.48m)

Newly renovated to a high spec, extended bath section. Paneled bath with mixer tap and rainfall

shower head, heated towel rail, WC, wash hand basin with storage cupboard, extractor fan, fully tiled and inset lights.





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Landmark Place, Cardiff

- Sixth Floor Three Bedroom Apartment
- Spacious Open Plan Lounge/Diner
- Separate Kitchen/Breakfast Room
- Ensuite with Bedroom One
- City Centre Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 3373.22

Ground Rent: 125.00

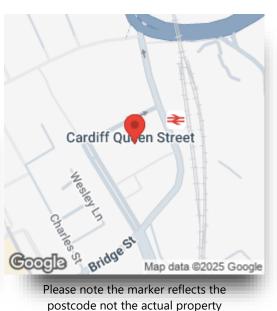
This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Nov 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000









view this property online allenandharris.co.uk/Property/CRP107588



Property Ref: CRP107588 - 0014 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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