



Landmark Place, Cardiff CF10 2HU

welcome to

Landmark Place, Cardiff

Located in the heart of Cardiff City Centre, this two bedroom apartment offers exceptional views of the surrounding area and excellent access to all the amenities the city has to offer, such as two shopping centres, bar's & cafe's, a museum and transport links around the city and beyond.



Entrance Hall

10' 7" max x 4' 5" max (3.23m max x 1.35m max)
Doors to two storage cupboards, gas radiator and access to all rooms.

Open Plan Lounge / Kitchen

22' 1" max x 14' 2" max (6.73m max x 4.32m max)
Double glazed window to rear with views of Cardiff, two gas radiators, space for dining table & chairs, wall & base units, electric hob & extractor fan, sink & drainer, integrated fridge/freezer, dishwasher and washing machine.

Bedroom One

9' 9" max x 15' 1" max (2.97m max x 4.60m max)
Wood effect flooring, built in wardrobe, double glazed window to rear, gas radiator and access to ensuite.

Ensuite

5' 4" max x 8' max (1.63m max x 2.44m max)
Ceramic tiled floor, extractor fan, WC, wash hand basin, shower cubicle, partially tiled walls and mirrored wall mounted cupboard.

Bedroom Two

10' 9" max x 9' 9" max (3.28m max x 2.97m max)
Double glazed window to rear, gas radiator and two built in wardrobes.

Bathroom

5' 5" max x 7' 4" max (1.65m max x 2.24m max)
WC, wash hand basin, bath with shower head, extractor fan, ceramic tiled floor, partially tiled walls and mirrored wall mounted storage cupboard.

Communal Entrance

Entered via secure intercom and fob system, lift to all floors. The main entrance has a concierge, and the car park is entered via the main entrance with one allocated parking space.



view this property online allenandharris.co.uk/Property/CRP107618



welcome to

Landmark Place, Cardiff

- Spacious Two Bedroom Apartment
- Ensuite to the Main Bedroom
- Open Plan Lounge / Kitchen
- Allocated Parking Space
- Central Cardiff Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 3410.00

Ground Rent: Ask Agent

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.

£220,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP107618



Property Ref:
CRP107618 - 0010

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2022 5700



Pontcanna@allenandharris.co.uk



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



allenandharris.co.uk