









# welcome to

# **Altolusso Bute Terrace, Cardiff**

Discover this spacious one-bedroom apartment in the sought-after Altolusso development. Enjoy an open-plan kitchen/lounge, secure parking, city views, and 24-hour concierge service. Located in the heart of the city, close to amenities and transport links. No chain. Book a viewing today!













#### **Entrance Hall**

Electric radiator, wood effect flooring, inset lights, access to bathroom, access to bedroom and access to kitchen.

## **Open Plan Kitchen / Lounge**

12' 6" max x 20' 10" max ( 3.81m max x 6.35m max ) Modern fitted kitchen with wall and base units, fridge/freezer, washing machine, television site, telephone point, 1 1/2 sink, integral oven, electric hob and extractor fan.

Lounge - double glazed window to rear, two electric radiators, television point and telephone point.

#### **Storage Room**

Shelving and hot water tank.

#### **Bedroom One**

10' 6"  $\max x$  12' 5"  $\max$  ( 3.20m  $\max x$  3.78m  $\max$  ) Double glazed window to side, built in wardrobe, electric radiator and television point.

#### **Bathroom**

6' 5" max x 8' 1" max ( 1.96m max x 2.46m max ) Fully tiled bathroom with WC, wash hand basin, heated towel rail, shower cubicle with overhead shower and spot lights.





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# **Altolusso Bute Terrace, Cardiff**

- Spacious One Bedroom Apartment
- Open Plan Kitchen / Lounge
- Allocated Parking Space & 24 Hour Concierge
- City Centre Location with Amenities on Doorstep
- NO CHAIN & EWS1 Form in Place

### Tenure: Leasehold EPC Rating: C

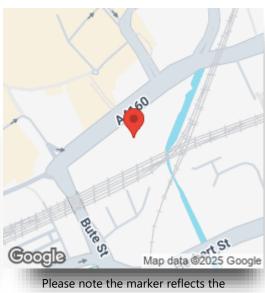
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000









postcode not the actual property

# view this property online allenandharris.co.uk/Property/CRP107675



Property Ref: CRP107675 - 0007 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 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

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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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