



**Altolusso Bute Terrace, CARDIFF CF10 2FJ**

**welcome to**

**Altolusso Bute Terrace, CARDIFF**

Perfectly positioned in the heart of Cardiff City Centre, this beautifully presented three-bedroom apartment. Just steps from the city's vibrant amenities and excellent transport links, the property also features a 24-hour concierge service and two allocated parking spaces.



### **Communal Entrance**

Lift access and door to car park

### **Entrance Hall**

Curved hallway, access to all rooms & wooden flooring.

### **Storage Cupboard**

6' 4" max x 3' 5" max ( 1.93m max x 1.04m max )

Ample storage space.

### **Open Plan Lounge / Kitchen**

23' 3" max x 22' 8" max ( 7.09m max x 6.91m max )

Wall & base units, island with wooden work top & induction hob, wooden storage shelf, sink & drainer, double glazed window to side, exposed brick wall, integral microwave, fridge/freezer and dishwasher, extractor fan, space for dining table & chairs and living room furniture, curved window to rear, full length window to rear & two electric radiators.

### **Bedroom One**

14' 3" max x 15' 1" max ( 4.34m max x 4.60m max )

two fitted wardrobes, double glazed window to rear, electric radiator and access to En-Suite.

### **En-Suite**

7' 7" max x 13' 1" max ( 2.31m max x 3.99m max )

Tiled floor & wall, extractor fan, two wash hand basins, wooden vanity unit, wall mounted mirror cupboard, wall mounted mirror, WC & shower cubicle.

### **Bedroom Two**

8' 5" max x 9' 7" max ( 2.57m max x 2.92m max )

Double glazed window to rear, fitted wardrobe & electric radiator.

### **Bedroom Three**

11' 8" max x 9' 1" max ( 3.56m max x 2.77m max )

Double glazed window to rear & electric radiator.

### **Bathroom**

7' 6" max x 9' 1" max ( 2.29m max x 2.77m max )

Fully tiled walls & floor, heated towel rail, WC, wash hand basin and bath.



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## **Altolusso Bute Terrace, CARDIFF**

- Three Bedroom Apartment on the Eighteenth Floor
- Secure & Gated Parking - Two Parking Spaces
- 24/7 Concierge Service
- City Centre Location
- Excellent Transport Links

Tenure: Leasehold EPC Rating: C

Council Tax Band: G Service Charge: 6400.00

Ground Rent: 175.00

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.

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107652 - 0015

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 **allen & harris**



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