



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

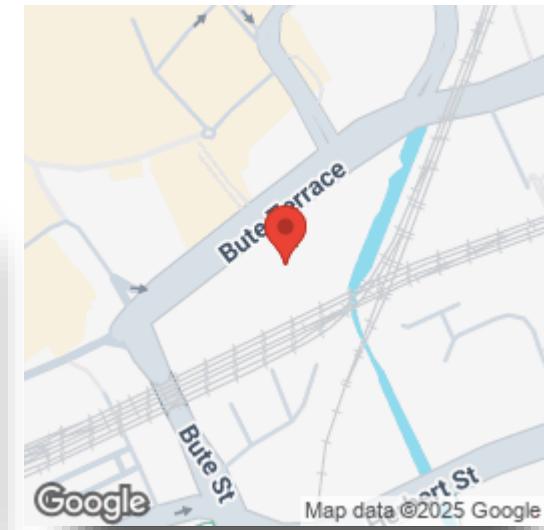
Tenure: Leasehold EPC Rating: C

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.

£270,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CRP107652 - 0017

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.



029 2022 5700



Pontcanna@allenandharris.co.uk



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



allenandharris.co.uk