



Altolusso Bute Terrace, Cardiff CF10 2FG

welcome to

Altolusso Bute Terrace, Cardiff

This apartment benefits from secure, allocated parking on site and is conveniently placed in the heart of Cardiff City Centre. It has access to all the local amenities and transport links with Great views of Cardiff including the Principality Stadium, Cardiff City Stadium & Sophia Gardens.



Communal Entrance

Lift access and door to car park

Entrance Hall

Wooden floor, radiator, wall lights, intercom and door to all rooms

Cloakroom

Shelving, hot water tank and storage

Open Plan Lounge / Kitchen

21' 2" max x 13' 9" max (6.45m max x 4.19m max)

Wooden flooring, radiator, television point, inset light.

Plumbing for washing machine, integral oven and hob, extractor hood, sink and drainer, wall and base unit.

Bedroom One

15' 6" max x 8' 9" max (4.72m max x 2.67m max)

Radiator, partial views of Cardiff Bay, television point, double glazed window, built in wardrobe.

En-Suite

8' 1" max x 5' 7" max (2.46m max x 1.70m max)

Fully tiled, heated towel rail, double shower cubicle, wc, two wall mirrors

Bedroom Two

9' 4" max x 9' 1" max (2.84m max x 2.77m max)

Radiator, double glazed window with partial views of Cardiff Bay

Bathroom

8' 1" max x 6' 4" max (2.46m max x 1.93m max)

Panel bath, wash hand basin, extractor fan, tiled floor, wc, heated towel rail.



view this property online allenandharris.co.uk/Property/CRP107689



welcome to

Altolusso Bute Terrace, Cardiff

- Spacious City Centre Apartment (62 square meters)
- Open Plan Lounge / Kitchen
- Two Double Bedrooms - En-Suite with Bedroom One
- Allocated Parking Space - Secure & Gated
- 24 Hour Concierge

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.

£170,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP107689



Property Ref:
CRP107689 - 0011

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