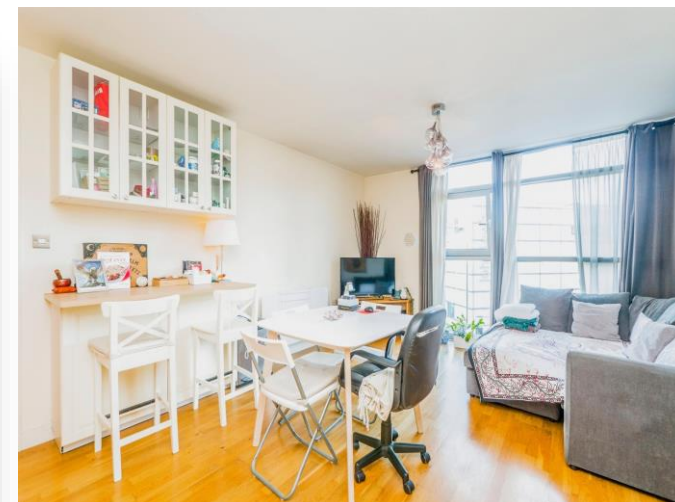




Altolusso Bute Terrace, Cardiff CF10 2FF

welcome to

Altolusso Bute Terrace, Cardiff

Located in the heart of Cardiff City Centre, the property benefits from all the amenities that the city has to offer, such as ample bars & cafes, two shopping centres, museums and excellent transport links in and around Cardiff & beyond. Viewing is a must!



Entrance Hall

9' 5" max x 3' 5" max (2.87m max x 1.04m max)

Hard wood flooring, Intercom System and access to all rooms.

Lounge

12' 5" max x 17' 2" max (3.78m max x 5.23m max)

Wrap around double glazed window overlooking Cardiff City Centre, hard wood flooring, TV point, electric point, electric radiator and breakfast bar.

Kitchen

8' 1" max x 8' 1" max (2.46m max x 2.46m max)

Modern kitchen, wall & base units, integrated oven, fridge freezer & hob, extractor fan and partially tiled.

Additional Room

10' 2" max x 4' 9" max (3.10m max x 1.45m max)

Full lighting and electric point.

Bedroom

10' 4" max x 12' 3" max (3.15m max x 3.73m max)

Two double glazed windows overlooking Cardiff City Centre, built in wardrobe, electric & TV points.

Bathroom

5' 7" max x 6' 3" max (1.70m max x 1.91m max)

Newly renovated, walk in shower, wash hand basin, WC and heated towel rail.



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welcome to

Altolusso Bute Terrace, Cardiff

- One Bedroom Fifth Floor Apartment
- Wrap Around Window with Exceptional Views
- 24/7 Concierge Service
- Allocated Parking Space
- City Centre Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 1572.00

Ground Rent: 148.00

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.

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107642 - 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**



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