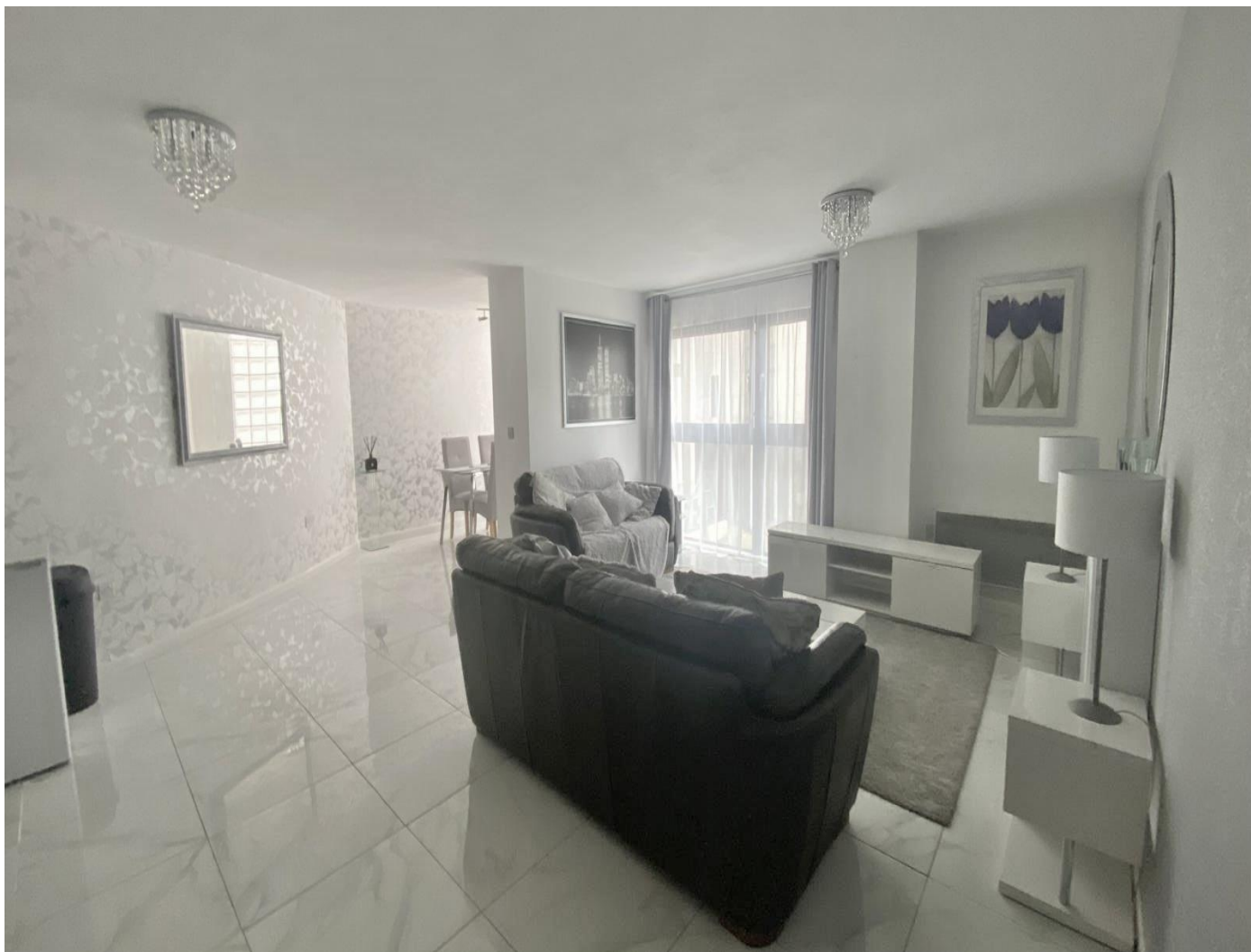




Landmark Place, Cardiff CF10 2HR

welcome to

Landmark Place, Cardiff

A exceptionally large one-bedroom apartment ideally located in the heart of Cardiff City Centre, just a short stroll from an array of shops, cafés, bars, restaurants, and two major shopping centres. This impressive property boasts stunning views across the city, a secure concierge service.



Entrance Hall

10' 7" max x 5' 9" max (3.23m max x 1.75m max)

The property features an electric radiator, an intercom entry system, stylish tiled flooring, and provides access to the kitchen, dining area, bedroom, and bathroom.

Lounge

23' 8" max x 24' 3" max (7.21m max x 7.39m max)

The living area features an electric fireplace, television and telephone points, stylish tiled flooring, and a spacious section ideal for a desk or home office setup. Enjoy views over Cardiff's new canal development through double-glazed windows, with warmth provided by two electric radiators.

Kitchen

8' 9" max x 6' 9" max (2.67m max x 2.06m max)

The kitchen is well-equipped with an integrated oven and fridge, plumbing for a washer-dryer, and dedicated sockets for a microwave and kettle. Additional features include an extractor fan, tiled flooring, and an integrated dishwasher.

Bedroom One

9' 9" max x 21' 1" max (2.97m max x 6.43m max)

The double bedroom features a large built-in wardrobe, an electric radiator, and is fully carpeted for comfort. A double-glazed window allows for natural light while maintaining energy efficiency.

Bathroom

13' 4" max x 5' 6" max (4.06m max x 1.68m max)

The bathroom includes a bath with overhead shower, a wash hand basin with wall-mounted mirror, a heated towel rail, and is partially tiled for a clean, modern finish.



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welcome to

Landmark Place, Cardiff

- Exceptionally large one bedroom apartment
- Luxury living at the heart of Cardiff City Centre
- Excellent Transport Links
- Close to many amenities
- 24hr Concierge service

Tenure: Leasehold EPC Rating: B

Council Tax Band: F Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107888 - 0006

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.

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