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Apartment 55
Landmark Place
Churchill Way
Cardiff
CF10 2HU

Apartment 55, Landmark Place Churchill Way

Asking price **£495,000**

This three double bedroom penthouse apartment, situated on the 14th floor of Landmark Place, in the heart of the city centre, enjoys panoramic views from the Bristol channel, over the city centre towards Castle Coch to the north.

14th floor penthouse apartment.

Spacious well appointed accommodation throughout.

Impressive triple aspect lounge/dining room.

Three double bedrooms, two with en-suites.

Modern fitted kitchen with a range of integrated appliances.

Wrap around roof terrace enjoying the panoramic views.

Two allocated parking spaces.

Vacant possession and no upward chain.

Ideal city centre bolt hole or buy to let investment.





GROUND FLOOR
1418 sq.ft. (131.7 sq.m.) approx.

A rare opportunity to purchase a 14th floor, three bedroom penthouse apartment situated in the heart of the city Centre.

This purpose-built apartment offers spacious living and bedroom accommodation presented and maintained to a high standard. It is an ideal city centre pad or buy-to-let investment. An internal viewing of this property is highly recommended to appreciate the outstanding far reaching panoramic views on offer.

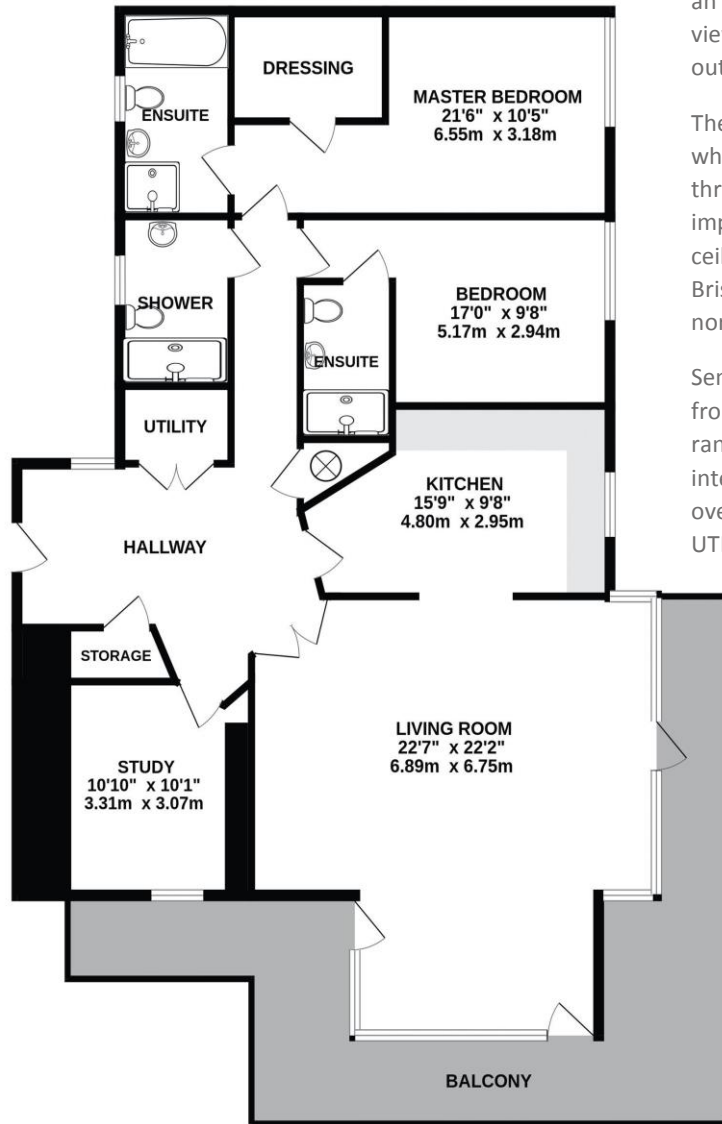
The accommodation briefly comprises of an entrance HALLWAY which has engineered oak wood flooring which continues throughout the apartment. Glazed double doors lead into the impressive triple aspect plan LOUNGE/DINING ROOM with floor to ceiling windows and doors enjoying stunning views from the Bristol channel, over the City Centre and to Castle Coch to the north.

Semi open plan from the lounge/dining room with further door from the hallway is the KITCHEN/BREAKFAST ROOM. With a fitted range of base, larder and wall mounted units, the kitchen has integrated NEFF double oven, induction hob with cooker hood over, fridge/freezer and dishwasher. Off the entrance hall is a UTILITY cupboard with space and plumbing for washing machine

and further white goods below a rolltop worksurface with wall mounted shelf storage space.

The apartment offers three double bedrooms. Bedrooms one and two have floor to ceiling windows enjoying views towards the Bristol channel. Both bedrooms benefit from ensuite facilities. BEDROOM ONE has an ENSUITE BATHROOM with a white four piece suite, including double ended bath, Separate shower cubicle with fitted rainfall shower and full travertine tile flooring to floor and walls. The bedroom also benefits from a walk-in WARDROBE/DRESSING ROOM which benefits from fitted hanging and shelf space. BEDROOM TWO has an ENSUITE SHOWER ROOM finished to the same high standard with travertine tiling to floor and walls. BEDROOM THREE with floor to ceiling window enjoying views over the city centre and the principality stadium, is a comfortable double bedroom currently used as a home office. The SHOWER ROOM has a large walk-in shower cubicle with rainfall shower and fitted glazed shower screen. Off the entrance hall is a built-in airing cupboard housing a pressurise hot water tank plus a cloak storage cupboard with fitted hanging rails.

Doors from the lounge/dining room open onto a paved ROOF TERRACE boarded by wrought railings, which enjoy outstanding far reaching city and countryside views and enjoys the sun throughout the afternoon and evening. The apartment benefits from one allocated parking space within the developments secure basement garage.



TOTAL FLOOR AREA: 1418 sq.ft. (131.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Cardiff Castle walk in an easterly direction along Queen Street, at the Capital Centre, turn right onto Church Hill Way. Landmark Place is located 1/2 way along, on the left hand side.

What3words:recall.calm.luxury

Tenure

Leasehold

Services

Mains water & electricity. Electric panel heaters. Service charge is £6280.28 per annum and the annual ground rent charge is £268.75. Related parking costs Included in these figures.

Council Tax Band I

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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AWAITING EPC

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