



Investment Opportunity, Landmark Place, Churchill
Cardiff, CF10 2HT

Watts
& Morgan



Apartment 254

Investment Opportunity, Landmark Place Churchill Way Cardiff CF10 2HT

£450,000 Leasehold

4 Bedrooms | 4 Bathrooms | 3 Reception Rooms

A unique opportunity to purchase a property portfolio of three apartments set in the heart of Cardiff City Centre. The properties consist of one 2 bed apartment situated on the twelfth floor and two 1 bed apartments situated on the ninth floor. All apartments enjoying varied elevated views across the City. Conveniently located to transport links and all food & beverage establishments Cardiff has to offer. Potential to achieve a gross yield of 8.05%. The development benefits from a 24-hour concierge service and one allocated parking space with the 2 bed apartment.

Directions

Your local office: Penarth
T 02920 712266 (1)
E penarth@wattsandmorgan.co.uk





Summary of Accommodation

APARTMENT 254

A two bedroom, twelfth floor apartment enjoying elevated views towards the Principality Stadium. Accommodation briefly comprises, entrance hall, open plan kitchen/dining/living room, spacious primary bedroom with en-suite, second double bedroom and a family bathroom. One allocated parking space. EPC rating 'TBC'.

Being sold with tenant in situ until September 2026. Currently rented at £1300pa.

Water and electric mains connected.

Leasehold - 999 years from 2000 (approx. 974 years remaining)

Service charge £3384pa.

Ground rent £385pa (inc. car parking charge).

One allocated parking space.

Council tax band 'F'.

APARTMENT 237

A one bedroom, ninth floor apartment enjoying elevated views across the City. Accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room, double bedroom and a bathroom. EPC rating 'C'.

Being sold with tenant in situ until August 2026. Currently rented at £900pa.

Water and electric mains connected.

Leasehold - 999 years from 2000 (approx. 974 years remaining)

Service charge £1910pa.

Ground rent £232pa.

Council tax band 'D'.

APARTMENT 163

A one bedroom, ninth floor apartment enjoying elevated views towards the Principality Stadium. Accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room, double bedroom and a bathroom. EPC rating 'B'.

Being sold with tenant in situ until August 2026. Currently rented at £900pa.

Water and electric mains connected.

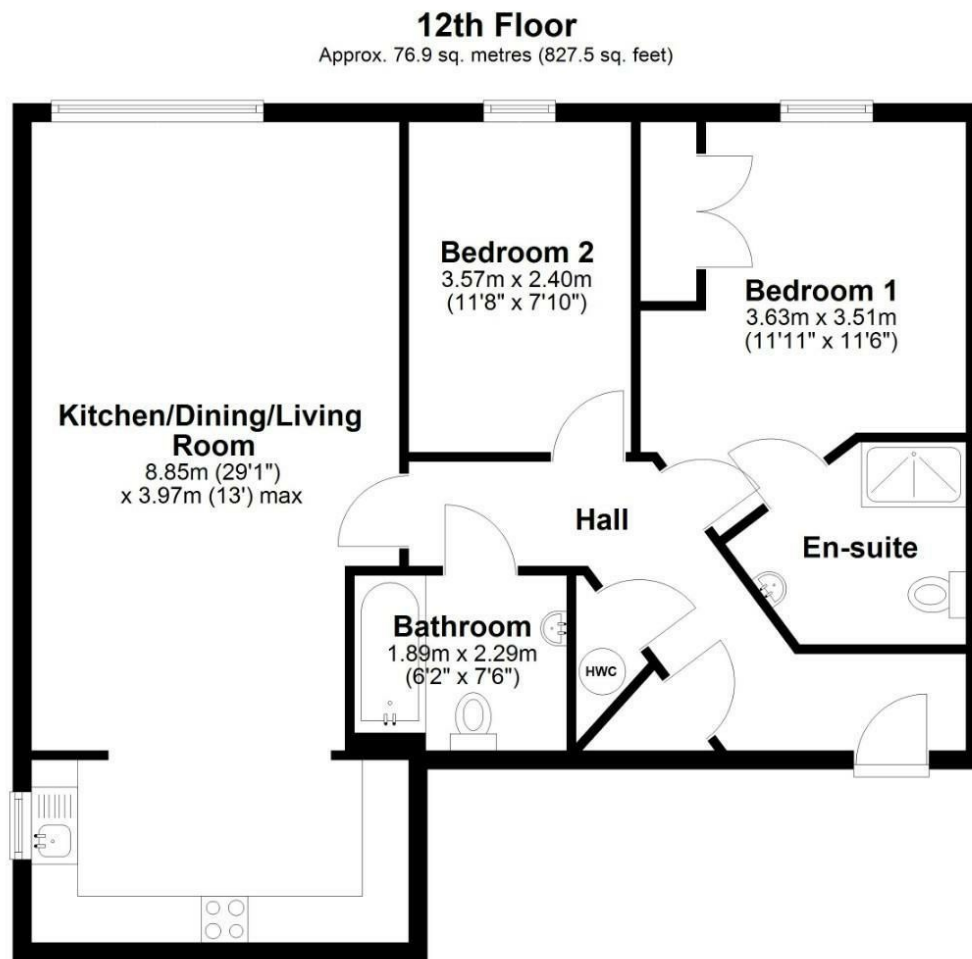
Leasehold - 999 years from 2000 (approx. 974 years remaining)

Service charge £1997pa.

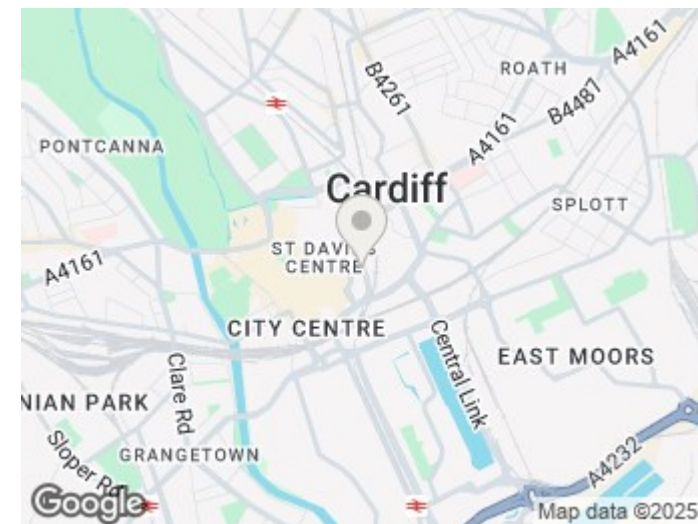
Ground rent £232pa.

Council tax band 'D'.

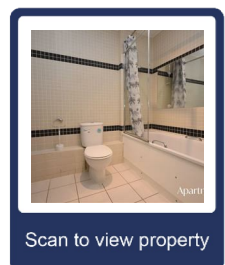




Total area: approx. 76.9 sq. metres (827.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Scan to view property



Apartment 254

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Penarth
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London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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