



## Landmark Place, offers in excess of £135,000

- Cash Buyers Only
- No Onwards Chain
- Current Rental Return £900pcm
- City Centre Location
- Lifts To All Floors
- Concierge Service
- Close To Local Amenities
- Walk Distance To Shops and Train Station
- EPC Rating: C







## About the property

This one bedroom apartment is the ideal investment right in the heart popular location of Cardiff's city centre. The vibrant city centre offers heaps of attractions, ample retail stores and a variety of restaurants to choose from. Approximate rental return of £900pcm

## Accommodation

### Communal Hall

Enter into communal hall. Concierge service. X2 lifts to all floors.

### Hall

Enter into apartment hallway. Access to call rooms. X2 single storage cupboards. One housing water tank, one offering additional storage.

### Lounge

15' 4" x 13' 1" ( 4.67m x 3.99m )

Floor to ceiling window. Open plan to kitchen.





## Bedroom One

111' 4" x 9' 11" ( 33.93m x 3.02m )

Floor to ceiling window. Built in double wardrobes.

## Bathroom

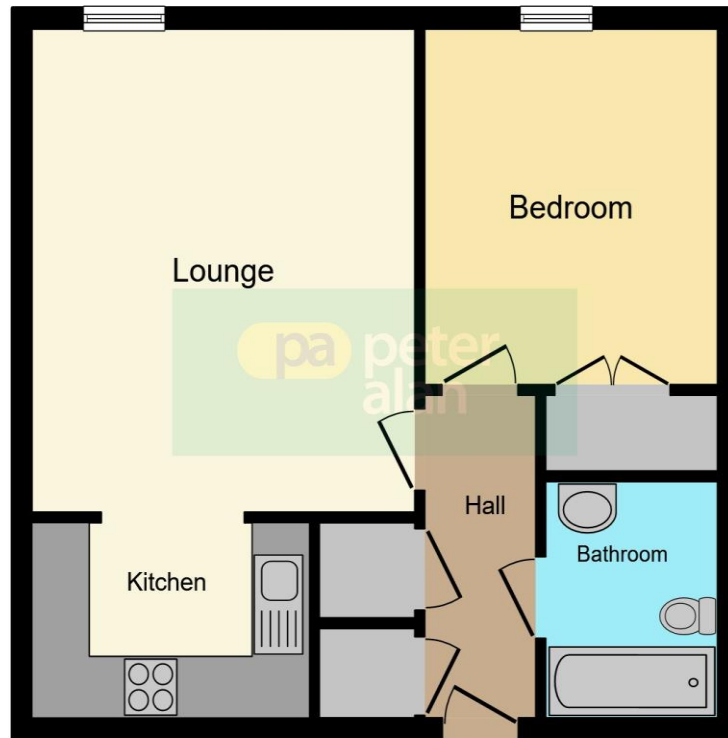
Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin.

## Kitchen

9' 9" x 6' 2" ( 2.97m x 1.88m )

Fitted with a range of base and eye level units with worktops over. Built in oven, hot plate, hob and cooker hood. Integral fridge/freezer and washing machine.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

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