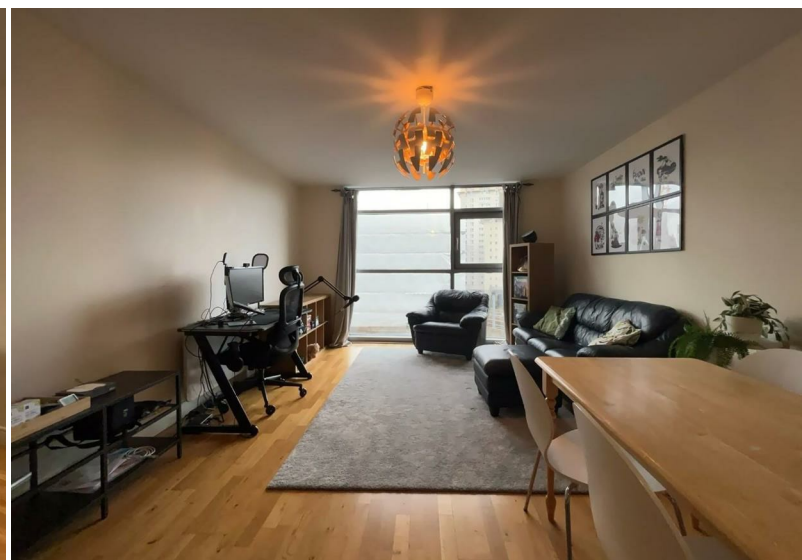
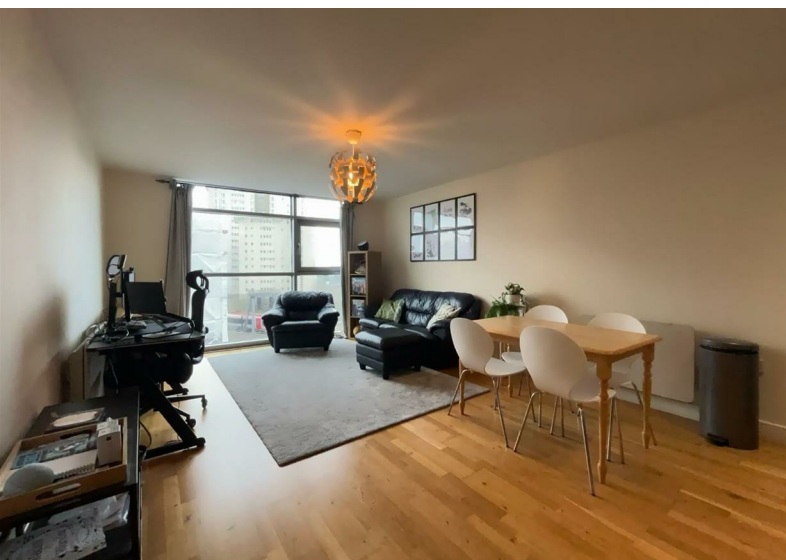




**Altolusso, Bute Terrace, City Centre, Cardiff, CF10 2FF**

**£150,000**





# Altolusso, Bute Terrace, City Centre, Cardiff, CF10 2FF

## £150,000



### Fantastic Investment Opportunity in Cardiff's City

This sixth-floor, one-bedroom apartment in the sought-after Altolusso development presents an excellent opportunity for investors and city dwellers alike. Currently tenanted at £1,100 per month until November 2025, this property offers immediate rental income with a secure tenancy in place.

### Modern Open-Plan Living Space

Upon entering the apartment, you are welcomed into a bright and airy open-plan kitchen and lounge area. Floor-to-ceiling windows flood the space with natural light, creating an inviting atmosphere. The contemporary kitchen is fitted with sleek, dark grey handleless cabinets, light-coloured countertops, and integrated appliances, including a built-in oven and a stainless steel refrigerator. There is ample room for a dining table and chairs, making this an ideal space for entertaining or simply unwinding after a long day.

### Spacious Bedroom with City Views

The generously sized double bedroom offers a peaceful retreat from the bustling city. With wooden flooring, neutral décor, and a large window dressed with curtains, it provides a relaxing atmosphere. There is plenty of space for storage solutions, ensuring practicality without compromising on style.

### Modern Shower Room with High-End Finishes

The fully tiled shower room is designed with both functionality and aesthetics in mind. Featuring stylish square grey tiles, a glass-enclosed shower, and a sleek white suite, this space is perfect for a refreshing start to the day or a relaxing evening. A distinctive vertically-oriented, coiled chrome towel warmer adds a touch of luxury and convenience.

### Secure Parking & Private Storage

A rare benefit in the city centre, this apartment includes a secure, allocated parking space within the development's gated access. Additionally, it comes with a private storage cage, providing extra space for belongings—perfect for residents needing additional secure storage. The development also offers a 24-hour concierge service, ensuring security and convenience.

### Unbeatable Location & Transport Links

Living at Altolusso means having Cardiff at your doorstep. Cardiff Central Station is just a six-minute walk away, making commuting or weekend getaways incredibly convenient. Cardiff Queen Street Station is also within a seven-minute walk, providing further transport options. For those relying on public transport, numerous bus stops are within easy reach.

### Close to Cardiff's Leading Educational Institution

This location is particularly attractive to students, faculty, and staff, with several major educational institutions nearby. The Open University in Wales, University of South Wales, Cardiff and Vale College, and Cardiff University are all easily accessible, making this a highly desirable property for those connected to academia.

### Vibrant Shopping & Dining Scene

The apartment's central location means you're never far from Cardiff's best shopping and dining options. With major retailers like Marks and Spencer and Sainsbury's within walking distance, everyday essentials are always at hand. Dining options cater to every taste and budget, from The Prince of Wales – JD Wetherspoon to global cuisine at JRC Global Buffet. For a unique shopping experience, Cardiff Market, just an eight-minute walk away, is home to independent traders and fresh food stalls.

### Endless Entertainment & Leisure Opportunities

Entertainment lovers will appreciate the proximity to Cardiff's many attractions. Whether you enjoy a night at the movies at Cineworld or Vue Cinema, keeping fit at PureGym or JD Gyms, or exploring the history and heritage of Cardiff Castle, there is something for everyone. The vibrant nightlife, theatres, and music venues further enhance the city's appeal.

### A Smooth & Hassle-Free Purchase

This property is offered with NO ONWARD CHAIN, ensuring a quicker and more straightforward buying process. Furthermore, the presence of an EWS1 FORM means there are no cladding concerns, making it mortgage-friendly for buyers and an attractive prospect for lenders.

## A Stress-Free Investment with Immediate Income

This apartment is already tenanted until November 2025, generating £1,100 per month in rental income. With no onward chain and an EWS1 form in place, this is a turnkey investment with strong rental demand in a thriving city-centre location.

## Don't Miss Out!

With its prime location, secure tenancy, and excellent amenities, this apartment is a perfect investment opportunity or future city-centre home. Contact us today to arrange a viewing!

## Tenure

We have been advised by the Vendor that the property is LEASEHOLD with 103 years remaining on the lease. Original term 125 years from 1 July 2003. Ground Rent £172.00 per year (Inclusive of Ground Rent for Storage Cage). Service Charge £3,650.00 per year, to include buildings insurance and water rates.

## Council Tax

Band D

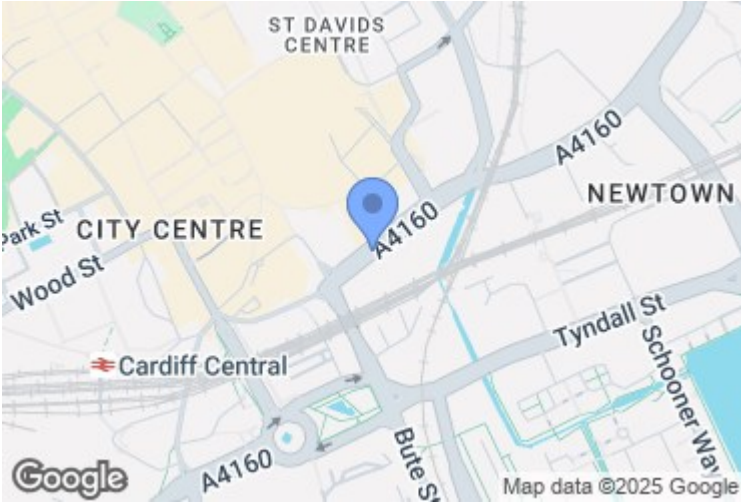
## Please Note

All buyers are required to complete a digital Anti-Money Laundering (AML) check via MoveButler as part of the legal

compliance process. This is a mandatory requirement, and a £20 fee per person is payable directly to MoveButler. The purchase cannot proceed without successful completion of this check.

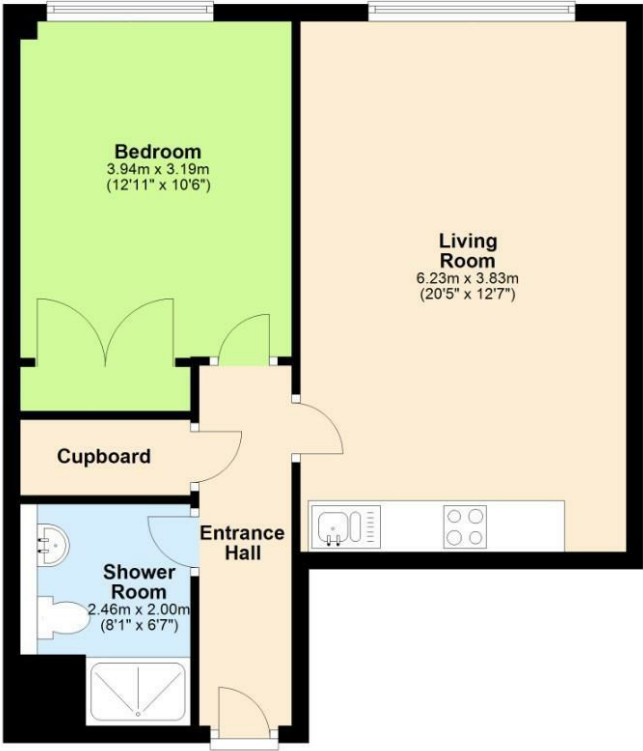






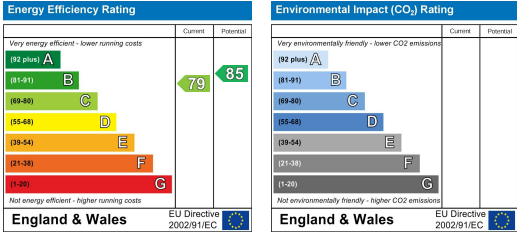
### 6th Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



Total area: approx. 49.6 sq. metres (533.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.