



**Landmark Place, Churchill Way, Cardiff, CF10 2HU**

**£120,000**

**Landmark Place, Churchill Way, Cardiff,  
CF10 2HU**



- Cash Buyers Only
- Investment Opportunity
- No Chain
- Proven Rental History
- City Centre Location
- Excellent Transport Links

Cash buyers only!

We are acting in the sale of the above property and have received an offer of £133,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent within 5 days of this publication.

A modern two double bedroom city centre apartment offered for sale with no onward chain.

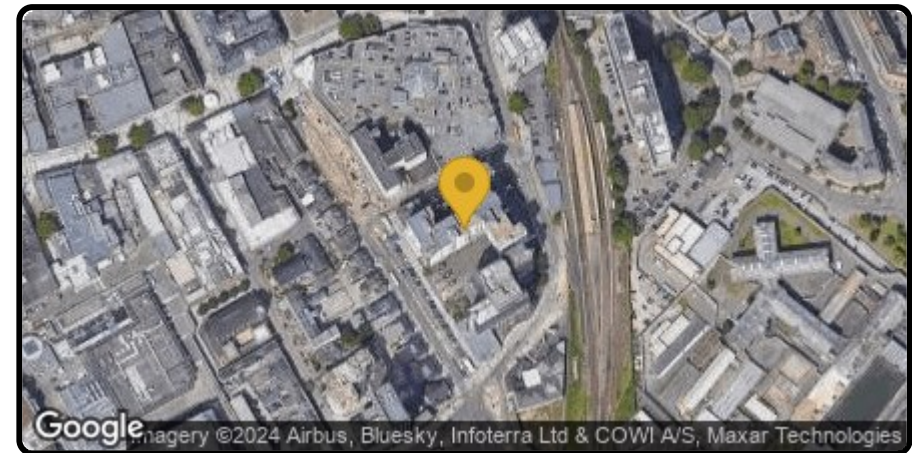
A desirable, 13th floor City Centre apartment, located in the exceptionally popular development of Landmark Place, where there is a 24hr concierge service and secure entry systems to the apartments. Landmark Place is situated in the heart of Cardiff's shopping district, with easy access to Queen Street station and many bus routes.

The accommodation comprises: Communal entrance with lift, inner hall, open plan lounge/ dining room, modern kitchen, two double bedrooms, with master having en suite and bathroom.

The apartment is currently rented through Keylet at £955pcm. No chain.

We have been informed that the development is currently awaiting an update in relation to the cladding and subsequent work required for an EWS1 certificate to be issued.

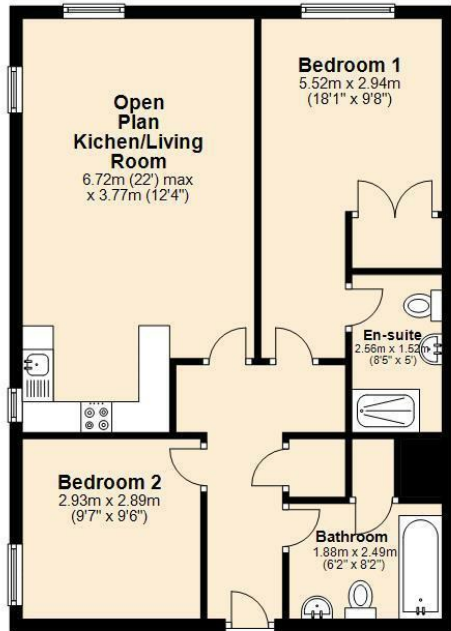
Tenure: Leasehold, 979 years remaining



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Floor Plan



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Plan produced using PlanUp.

### Key Executive Sales

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