

# Altolusso, Bute Terrace,

Cardiff, CF10 2FG



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£190,000**



Two Bedroom Apartment

2

2

2

1

# Property Description

**\*\*FANTASTIC CITY CENTRE APARTMENT\*  
IMMACULATELY PRESENTED\*\*** MGY are pleased to present for sale a spacious two bedroom, eighth floor apartment, located in the popular Altolusso development. The development boasts a fantastic position, in the heart of the city centre, with great views. It also benefits from gated access to an allocated undercroft parking space and 24 hour concierge service onsite. The larger than average accommodation comprises of open plan living, kitchen, two double bedrooms, one with en-suite, main bathroom, electric heating throughout and two large storage cages, located on the first floor. One of the few rectangular apartments in the building. EWS1 form in place. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 893.41 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. New engineered wood flooring. Wall mounted lighting. Storage cupboard, housing new hot water tank. Wall mounted electric panel heater.

## LOUNGE/KITCHEN/DINER

Double glazed floor to ceiling windows to front. Ample natural daylight. New engineered wood flooring. Fitted kitchen, with base and wall units and work surfaces incorporating stainless steel sink, with mixer tap. Over unit lighting and under unit spotlights. Built in oven, four ring electric hob, with extractor over. Splash back. Integrated dishwasher and washer/dryer. Space for fridge freezer. Two wall mounted electric panel heaters. TV Aerial point. Telephone point. Air vent. Spotlights. Open Plan living.

## MASTER BEDROOM

Double glazed windows to side. New engineered wood flooring. Built in double wardrobe. Wall mounted electric panel heater. TV Aerial point. Telephone point. Air vent. Door to:-

## EN-SUITE

Tiled flooring. Fully tiled walls. Double shower cubicle. Pedestal wash hand basin, with mixer tap. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

## BEDROOM TWO

Double glazed windows to side. Double bedroom. New engineered wood flooring. Wall mounted electric panel heater. Air vent.

## BATHROOM

Tiled flooring and fully tiled walls. Free standing bath, with shower attachment. Wash hand basin, with mixer tap. W.C. Shaver point. Heated spiral towel rail. Wall mounted mirror. Extractor fan. Spotlights.

## FACILITIES

24 hour concierge service.

## STORAGE CAGE

Two large storage cages, located on the first floor.

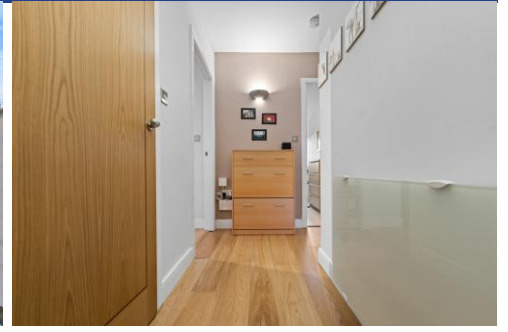
## PARKING

Gated access to an allocated undercroft parking space.

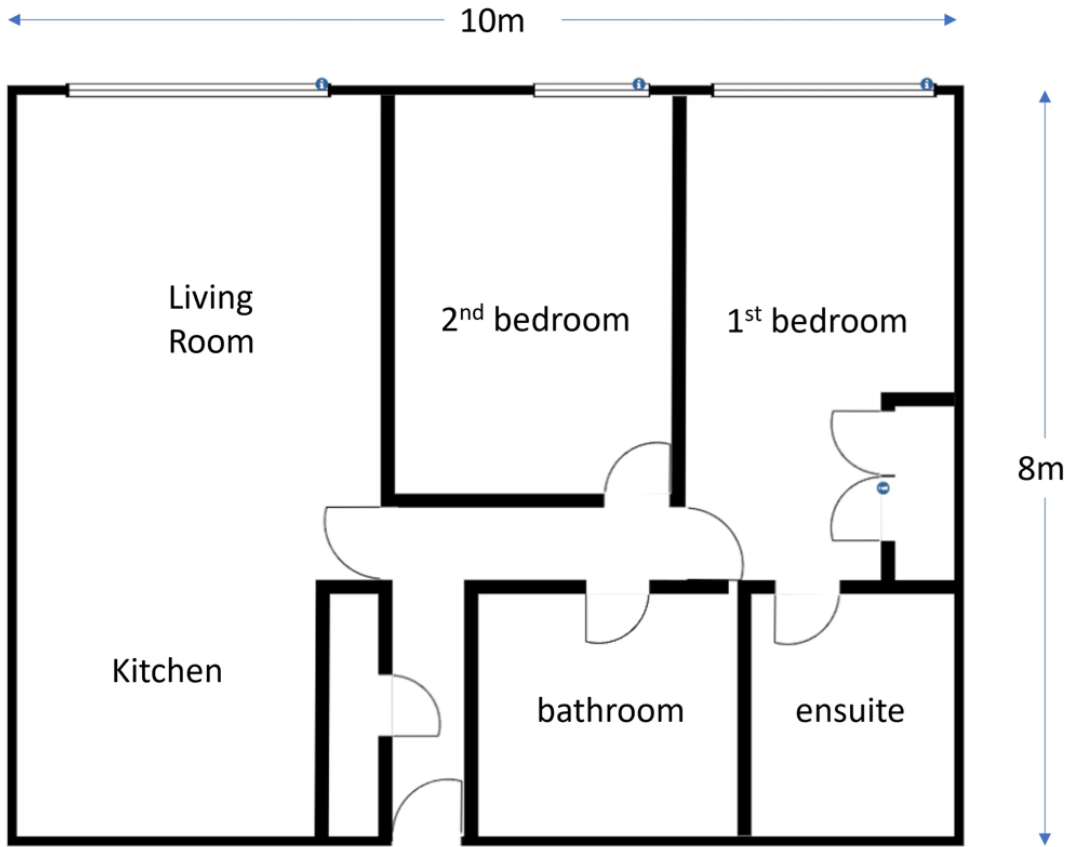
## TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges approx. £4,000 per annum, which includes water rates, building insurance, security entry intercom system, secure fob access, CCTV, onsite 24hour concierge service, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated fob access to an allocated undercroft parking space and bike storage. Ground rent approx. £200 per annum.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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South Glamorgan, CF10 5EE



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