



**ALTOLUSSO**  
CARDIFF CITY CENTRE  
CARDIFF CF10 2FG

ASKING PRICE OF

**£215,000**



**TWO BEDROOM APARTMENT**



**\*\*FANTASTIC CITY CENTRE APARTMENT\***  
**IMMACULATELY PRESENTED\* NO CHAIN\*\***  
MGY are pleased to present for sale an immaculately presented two bedroom, seventh 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 modern accommodation comprises of an open plan lounge/kitchen/diner, two double bedrooms, master en-suite, modern bathroom, and electric heating throughout. EWS1 form in place. No chain. \*Viewing highly recommended\*

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 527 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **BEDROOM TWO**

11' 0" x 10' 3" (3.37m x 3.14m)

Double glazed windows to side, with great City Centre views. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. Air vent.

#### **BATHROOM**

8' 5" x 6' 7" (2.57m x 2.01m)

Modernised bathroom. Tiled flooring, with lighting and under floor heating. Tiled walls, with mirrored panels. Free standing bath, with shower attachment. Inset storage, with lighting. Wall mounted wash hand basin. W.C, with dual flush. Heated towel rail. Wall mounted mirror. Extractor fan. Spotlights.

#### **PARKING**

Secure gated access to an allocated undercroft parking space.

#### **FACILITIES**

24 hour concierge service.

#### **TENURE**

MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges of £4,593.21 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. Ground rent £171 per annum.

#### **ENTRANCE HALL**

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

#### **LOUNGE/KITCHEN**

26' 4" x 16' 6" (8.03m x 5.04m)

Double glazed floor to ceiling windows to front, with great city centre views. Additional double-glazed window to side. Ample natural daylight. Carpeted flooring to living area. Modern kitchen, with tiled flooring. Base and wall units and work surfaces incorporating stainless steel sink, with mixer tap. Ample storage. Built in oven, four ring electric hob, with extractor over. Splash back. Integrated microwave, dishwasher, washer/dryer, fridge and freezer. Two wall mounted electric panel heaters. TV Aerial point. Telephone point. Air vent. Spotlights. Open Plan living.

#### **MASTER BEDROOM**

13' 0" x 11' 11" (3.98m x 3.65m)

Double glazed windows to side, with great City Centre views. Carpeted flooring. Built in double wardrobe. Wall mounted electric panel heater. TV Aerial point. Telephone point. Air vent. Door to:-

#### **ENSUITE**

6' 3" x 5' 6" (1.92m x 1.68m)

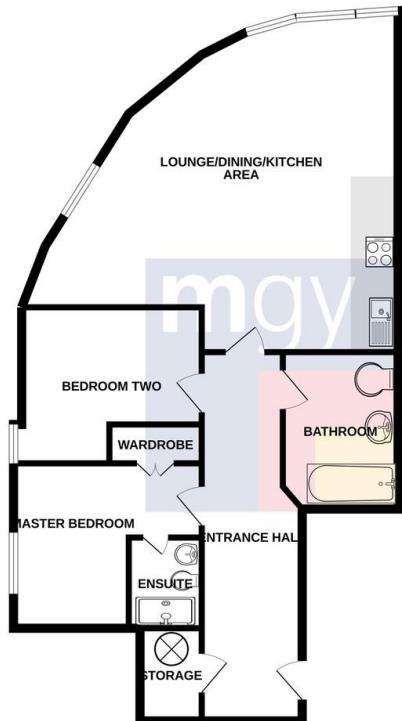
Modernised en-suite. Tiled flooring, with under floor heating. Fully tiled walls. Double shower cubicle, with rainfall shower and additional shower attachment. Inset storage, with lighting. Vanity enclosed wash hand basin. W.C, with dual flush. Large wall mounted mirror, with lighting. Heated towel rail. Extractor fan. Spotlights.



# ALTOLUSSO, BUTE TERRACE, CARDIFF CITY CENTRE, CARDIFF, CF10 2FG



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is a computer generated image and has not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
74	C	74   C	85   B

## CARDIFF 029 2046 5466

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