

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



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£399,950**



Three Bedroom Apartment



# Property Description

**\*\*RARELY AVAILABLE\* SUPERB VIEWS\* NO CHAIN\*\*** An opportunity to acquire a 20th floor apartment, which boasts a fantastic position in the heart of the city centre. The spacious accommodation comprises of entrance hall, fitted kitchen/dining room/living room, three double bedrooms, master with en-suite and bathroom. There is a wrap around terrace the whole length of the apartment with superb views across to Cardiff Bay and the City Centre. The property also benefits from double glazing throughout, electric heating, oak veneer doors with chrome fittings and two allocated undercroft car parking spaces. Onsite 24hr concierge service. No chain. EWS1 form in place Viewing recommended.

## ENTRANCE HALL

Entered via wooden door with security spy hole. Wooden flooring. Two built in storage cupboards, one housing hot water tank. Wall mounted electric panel heater. Power points. Wall mounted lighting.

## LOUNGE/DINER/KITCHEN

21' 9" x 35' 7" (6.65m x 10.86m)  
Spacious living area. Large double glazed windows and French doors, leading to exceptionally large paved terrace. Superb views over the City Centre and Cardiff Bay. Ample natural daylight. Open plan living. Fitted kitchen with wall and base units and work surfaces incorporating stainless steel sink. Splashback. Under and over unit spotlights. Built in ceramic hob, stainless steel oven and extractor hood over. Integrated washer/dryer and dishwasher. Free standing fridge freezer. Extractor fan. Wooden flooring. Three wall mounted electric panel heaters. Telephone point. TV Aerial point and power points. Spotlights. Full length double glazed doors leading out to decked wrap around balcony with superb views across to Cardiff Bay and the City Centre.

## MASTER BEDROOM

14' 8" x 17' 3" (4.48m x 5.28m)  
Double glazed windows to side aspect. Superb views. Carpeted flooring. Two built in double wardrobes. Wall mounted electric panel heater. TV Aerial point. Telephone point. Power points. Door leading to:-

## EN-SUITE

Fully tiled double shower cubicle, pedestal wash hand basin and low level wc. Complimenting fully tiled walls and tiled floor, heated towel rail, inset spotlights to ceiling and extractor fan.

## BEDROOM TWO

10' 2" x 14' 5" (3.11m x 4.41m)  
Double glazed windows to side aspect. Double bedroom. Carpeted flooring. Built in double wardrobe. Wall mounted electric panel heater. Power points.

## BEDROOM THREE

9' 10" x 13' 11" (3.00m x 4.26m)  
Double glazed windows to side aspect. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. Power points.

Tenure Leasehold

Council Tax Band H

Floor Area Approx 1,302 sq ft

Viewing Arrangements  
Strictly by appointment

## BATHROOM

Suite in white comprising panelled bath with stainless steel panel, pedestal wash hand basin and low level wc. Complimenting fully tiled walls and tiled floor. Two spiral radiators, inset spotlights to ceiling and extractor fan. Vanity mirror and shaver point.

## TERRACE

Wrap around paved terrace with superb views across to Cardiff Bay and the City Centre. Accessed from the living room.

## PARKING

Secure gated fob access to two allocated undercroft parking spaces.

## FACILITIES

Onsite 24 hour concierge service.

## TENURE

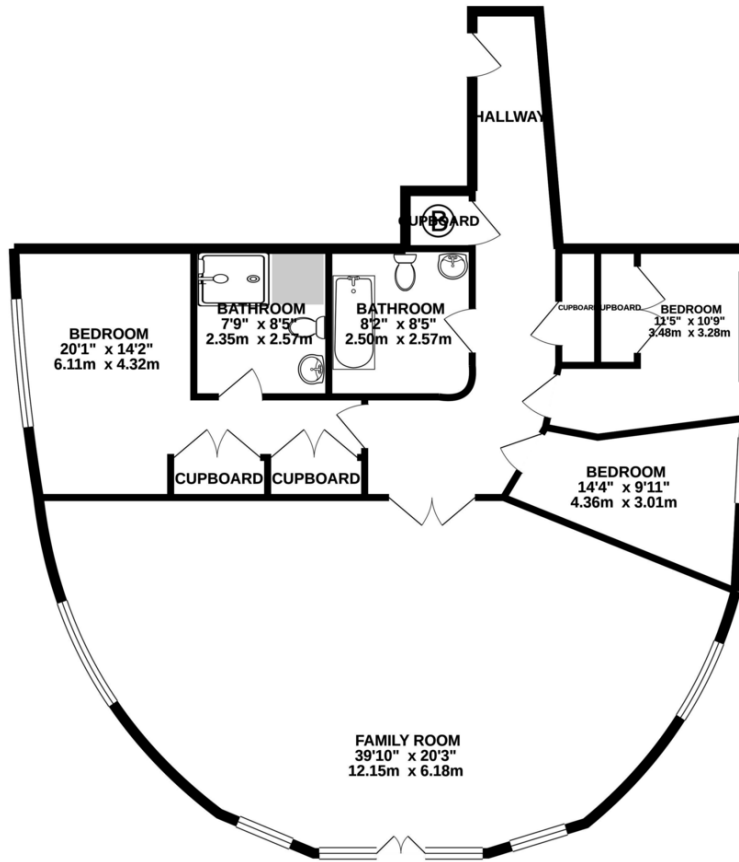
MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges of £7,575.84 per annum, which includes water rates, building insurance, security entry intercom system, secure fob access, CCTV, onsite 24 hour concierge service, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated fob access to two allocated undercroft parking spaces and bike storage. Ground rent £175 per annum.

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1312 sq.ft. (121.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	60	
(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	

TOTAL FLOOR AREA: 1312 sq.ft. (121.8 sq.m.) approx.  
 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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