



ALTOLUSSO
BUTE TERRACE
CARDIFF CF10 2FG

ASKING PRICE OF
£209,950



TWO BEDROOM APARTMENT



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****FANTASTIC CITY CENTRE APARTMENT***
IMMACULATELY PRESENTED* NO CHAIN**
MGY are delighted to bring to market this spacious two bedroom, 11th 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 parking space and 24 hour concierge service onsite. The larger than average accommodation briefly comprises of open plan living/kitchen area, two double bedrooms - master en-suite, and main bathroom. The property further benefits from electric heating throughout, double glazed windows, and provides incredible views over the City. EWS1 form in place*Viewing highly recommended*

ENTRANCE HALL

Tiled flooring. Wall mounted electric heater. Two wall lights. Power points. Doors to all rooms and large storage cupboard which houses the hot water tank.

LOUNGE/KITCHEN/DINER

13' 6" x 27' 5" (4.13m x 8.37m)

Continuation of tiled flooring to kitchen/dining area. Modern fitted 'Howdens' kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink and drainer with mixer tap over and induction hob with oven beneath and extractor above. Integrated appliances such as dishwasher, washing machine, fridge/freezer, and microwave. Central island with worktops over. Space for stool seating beneath and ample drawer storage. Two integrated wine coolers. Spotlights and additional pendant light fittings. Power points. Carpet to lounge floor. TV and telephone points. Large floor to ceiling double glazed window providing incredible City views. Wall mounted electric heaters.

MASTER BEDROOM

18' 4" x 9' 1" (5.61m x 2.79m)

Carpet to floor. Double glazed window providing views over the City. Pendant light fitting. Power points. Wall mounted electric heater. Fitted double wardrobes. Door to en-suite.

ENSUITE

8' 2" x 5' 8" (2.51m x 1.74m)

Tiled flooring and walls. WC. Pedestal wash hand basin with mixer tap over. Walk in shower cubicle with mains powered shower over. Spotlights. Towel rail. Shaver point. Extractor.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 861 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

15' 0" x 8' 10" (4.58m x 2.71m)

Carpet to floor. Double glazed window providing views over the City. Pendant light fitting. Wall mounted electric heater. Power points.

BATHROOM

6' 7" x 8' 2" (2.02m x 2.50m)

Tiled flooring and walls. Three-piece-suite comprising WC, wash hand basin with mixer tap over, and bath with mixer tap over and handheld shower attachment above. Shaver point. Extractor fan. Spiral heated towel rail. Spotlights.

FACILITIES

24 hour concierge service.

STORAGE CAGE

Large storage cage, 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 105 years remaining. Service charges £5,052 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 £150 per annum.

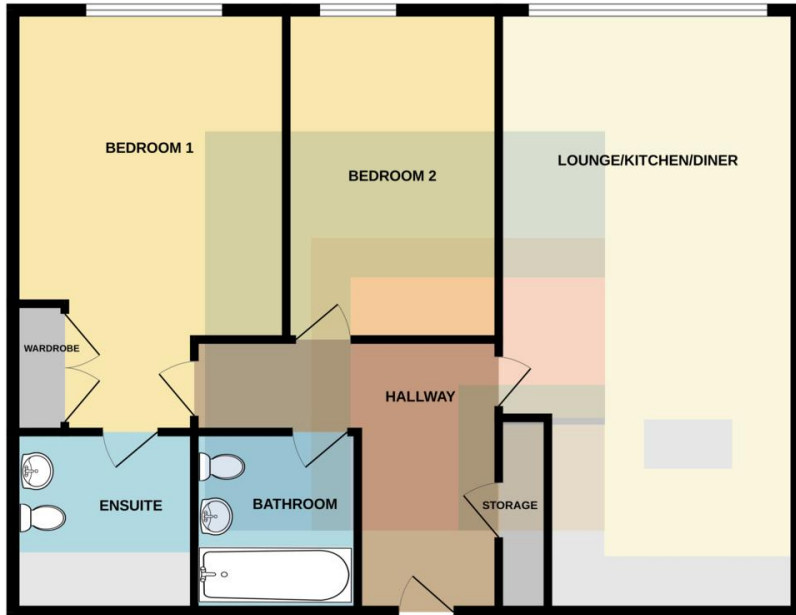


ALTOLUSSO, BUTE TERRACE, CARDIFF CF10 2FG



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ELEVENTH FLOOR



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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CARDIFF 029 2046 5466

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