



ALTOLUSSO  
BUTE TERRACE  
CARDIFF CF10 2FF

ASKING PRICE OF  
**£145,000**



### FIFTH FLOOR APARTMENT



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**\*\*SPACIOUS, CITY CENTRE APARTMENT\***  
**NO CHAIN\*\*** MGY are proud to present a large one bedroom, fifth floor apartment which is immaculately presented and located in the popular Altolusso development. The development boasts a fantastic position in the heart of the City Centre with views onto the City. It also benefits from onsite gated undercroft allocated parking and a concierge service. The accommodation comprises of an open plan kitchen/dining/living area, one double bedroom, and a bathroom. Separate storage cage. No chain. Viewing highly recommended.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 560 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **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 of approximately £3,300 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 £143 per annum.

#### **ENTRANCE HALL**

Entered via wooden door, with security spy hole. Wood flooring. Wall mounted lighting. Storage cupboard, housing hot water tank. Wall mounted electric radiator.

#### **LOUNGE**

12' 6" x 13' 10" (3.82m x 4.24m)  
Double glazed floor to ceiling window to front. Wooden flooring. TV and telephone point. Wall mounted electric radiator. Open plan to;

#### **KITCHEN/DINER**

12' 1" x 16' 5" (3.69m x 5.02m)  
Wooden flooring. Base and wall units with work surfaces incorporating stainless steel sink with mixer tap. Both over unit and under unit spotlights. Built in oven, four ring electric hob, with extractor over. Free standing fridge freezer. Integrated washing machine. Wall mounted electric radiator. Spotlights. Open Plan living.

#### **BEDROOM**

12' 8" x 10' 6" (3.88m x 3.21m)  
Double glazed uPVC windows to front aspect. Carpeted flooring. Built in double wardrobe. Wall mounted electric radiator. TV Aerial point. Telephone point. Air Vent.

#### **BATHROOM**

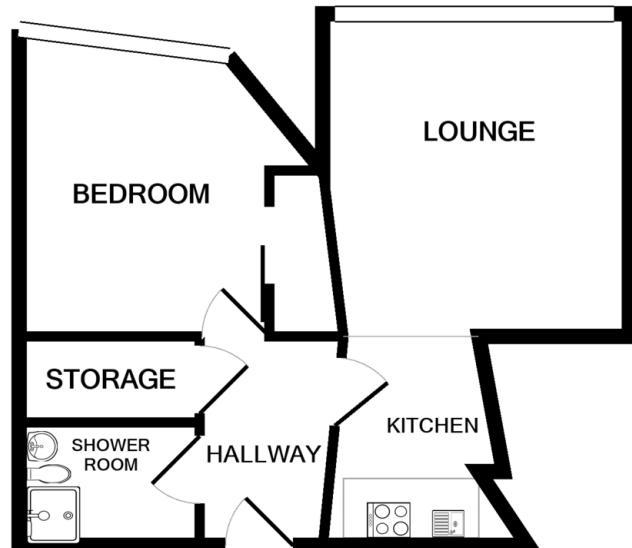
9' 5" x 6' 6" (2.89m x 1.99m)  
Tiled flooring. Fully tiled walls. Large shower cubicle. Pedestal wash hand basin with mixer tap. W.C. Shaver point. Heated towel rail. Spotlights.



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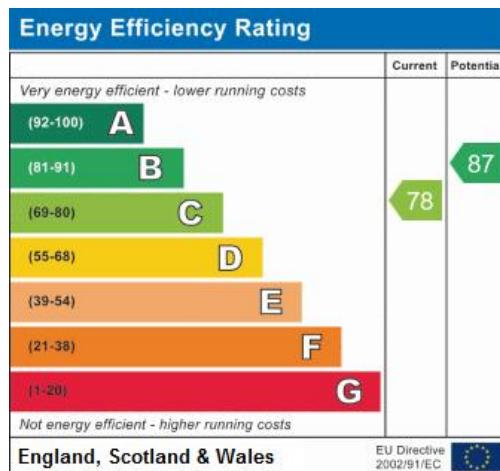


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**CARDIFF 029 2046 5466**

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