

# Altolusso, Bute Terrace

City Centre | Cardiff | CF10 2FJ

Apartment | Asking Price Of £450,000



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3 | 2 | 2 | 1

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# PROPERTY DESCRIPTION

**\*\*RARELY AVAILABLE WITH NO CHAIN!\*\*** An opportunity to acquire a 20th floor apartment which boasts a fantastic position in the heart of the city centre. The accommodation comprises of entrance hall, fitted kitchen/dining room/living room, three bedrooms, bathroom and en-suite. There is a wrap around balcony the whole length of the apartment with superb views across to the Bay and the City Centre. The property also benefits from double glazing, electric heating, oak veneer doors with chrome fittings and two allocated car parking spaces.

- **Tenure** Leasehold
- **Council Tax Band H**
- **Floor Area (approx.)** 1,302 sq ft
- **Viewing Arrangements** Strictly by Appointment

## ENTRANCE HALL

Entered via wooden door with security spy hole. Wooden flooring, built in storage/airing cupboard plus additional storage cupboard. Electric heater and power points.

## LOUNGE/DINER/KITCHEN

21' 9" x 35' 7" (6.65m x 10.86m) An irregular shaped room with full length double glazed windows with superb views over the City and Bay. Fitted wall and base units with complimenting work surfaces and matching splashbacks. Built in ceramic hob, stainless steel oven and built in extractor hood. Integrated washer/dryer and dish washer, free standing fridge freezer. Wooden flooring, three electric heaters, worktop lighting and inset spotlights to ceiling. Telephone point, tv point and power points. Full length double glazed doors leading out to decked wrap around balcony with superb views across to the Bay and the City Centre.

## MASTER BEDROOM

14' 8" x 17' 3" (4.48m x 5.28m) Double glazed windows to side, again with superb views. Two built in double wardrobes, electric heater, tv point, telephone point and power points. Door into;

## 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 window to side. Built in double wardrobe, electric heater and power points.

## BEDROOM THREE

9' 10" x 13' 11" (3.00m x 4.26m) An irregular shaped room with double glazed window, electric heater and power points.

## BATHROOM

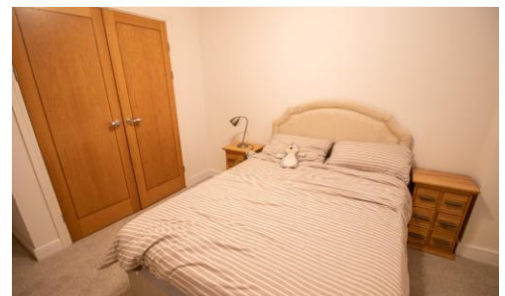
Suite in white comprising panelled bath with stainless steel panel, pedestal wash hand basin and low level wc. Complimenting fully tiled walls and tiled floor. Two spiral radiators, inset spotlights to ceiling and extractor fan. Vanity mirror and shaver point.

## OUTSIDE

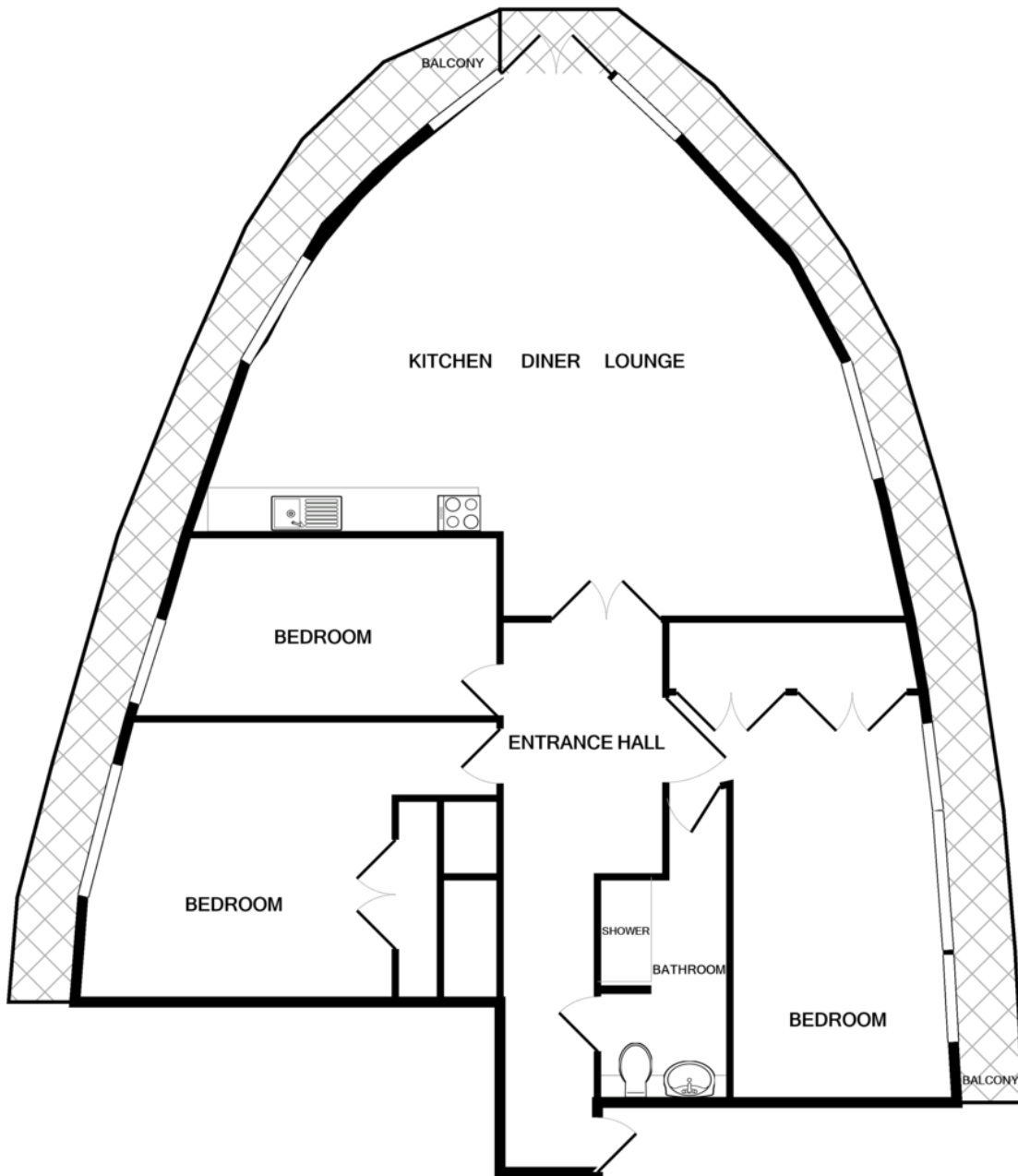
Wrap round balcony and two allocated car parking spaces.

## TENURE

LEASEHOLD. We have been informed by the vendor that the property is leasehold. However, we have not had sight of any documentation to verify this.



# FLOORPLANS



TOTAL APPROX. FLOOR AREA 1334 SQ.FT. (123.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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