



**35 Landmark Place
Cardiff, CF10 2HT
Asking Price £250,000**

****STUNNING CITY VIEWS FROM LARGE BALCONY****

CS Properties are delighted to present this spacious two double bedroom apartment situated in the heart of Cardiff City Centre within the prestige Landmark Place complex on Churchill Way.

This property consists of an entrance hallway, two double bedrooms (the master bedroom boasts an en-suite bathroom), spacious lounge, open plan dining room, family bathroom with overhead shower and a large balcony off the lounge area which has breath-taking views over the stunning city of Cardiff.

Being situated in the City Centre the property naturally has excellent transport connections and a wealth of amenities at its fingertips - Cardiff Queen Street Train Station is just a 3 minute walk from the property, as well as being a 2 minute walk from Cardiff's major shopping hub.

EPC Rating: C (73)
Certificate Number: 1209-3228-2000-1532-0292
Valid until: 14th August 2031

35 Landmark Place, Cardiff, CF10 2HT

Entrance

The entrance to the property is a welcoming and spacious area with 2 storage cupboards and intercom system.

Living Room

At the bottom of the entrance sits the living room – which is open plan and filled with light. This room boasts breath-taking views of the city centre with sliding doors that lead out to a decked balcony.

Kitchen

Designed into the living room is the contemporary fitted kitchen consisting of an integrated fridge freezer, microwave, oven, extractor fan, Electric hob and washing machine. This area has plenty of storage space.

Master Bedroom

10'4" x 16'8" (3.16 x 5.10)

Sitting immediately in front of you as you enter the property is the master double bedroom this room consists of built in storage and a tiled en-suite with a power shower.

Second Bedroom

13'6" x 10'1" (4.12 x 3.09)

Located between the living room and master bathroom is a double bedroom with plenty of room for storage. Overlooking the city, this room boasts stunning urban views.

Bathroom

7'6" x 5'10" (2.30 x 1.80)

The master bathroom is a contemporary space with part mirror, part tiled walls. The area consists of a modern white bathroom suite with a bath and shower.

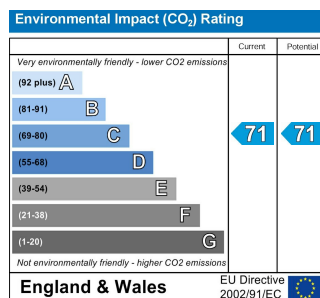
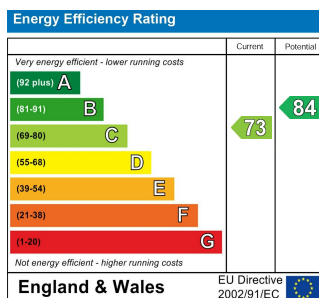
Balcony

10'2" x 5'10" (3.10 x 1.80)

Disclaimers

There are currently contract holders occupying the property and the apartment can be sold with tenants in situ.





Address: Portland House, 113-116 Bute Street, Cardiff Bay, CF10 5EQ