



Altolusso Bute Terrace, Cardiff CF10 2FG

welcome to

Altolusso Bute Terrace, Cardiff

Conveniently placed in the heart of Cardiff City Centre, this apartment benefits from secure, allocated parking on site. The property benefits from plenty of natural sunlight and enjoys great views over Cardiff Bay, while offering easy access to excellent transport links and all local amenities.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance

Lift access and door to car park

Entrance Hall

Wooden floor, radiator, wall lights, intercom and door to all rooms

Cloakroom

Shelving, hot water tank and storage

Open Plan Lounge / Kitchen

20' Max x 12' 6" Max (6.10m Max x 3.81m Max)
Wooden flooring, radiator, television point, inset light.

Plumbing for washing machine, integral oven and hob, extractor hood, sink and drainer, wall and base unit.

Bedroom One

15' 9" Max x 9' 1" Max (4.80m Max x 2.77m Max)
Radiator, partial views of Cardiff Bay, television point, double glazed window, built in wardrobe.

En-Suite

8' 3" Max x 5' 7" Max (2.51m Max x 1.70m Max)
Fully tiled, heated towel rail, double shower cubicle, wc, two wall mirrors

Bedroom Two

9' 11" Max x 9' 1" Max (3.02m Max x 2.77m Max)
Radiator, double glazed window with partial views of Cardiff Bay

Bathroom

8' 3" Max x 8' 8" Max (2.51m Max x 2.64m Max)
Panel bath, wash hand basin, extractor fan, tiled floor, wc, heated towel rail.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online allenandharris.co.uk/Property/CRP108104



welcome to

Altolusso Bute Terrace, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Brand New Kitchen!
- Spacious City Centre Apartment (62 square meters)

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 4000.00

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£145,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108104



Property Ref:
CRP108104 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk