

254 Landmark Place, Churchill Way

Cardiff, CF10 2HT

Watts & Morgan

254 Landmark Place, Churchill Way
Cardiff, CF10 2HT

£195,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A two bedroom, twelfth floor apartment set in the heart of Cardiff City Centre, enjoying elevated views towards the Principality Stadium. Conveniently located to transport links and all food & beverage establishments Cardiff has to offer. Accommodation briefly comprises, entrance hall, open plan kitchen/dining/living room, spacious primary bedroom with en-suite, second double bedroom and a family bathroom. The property also benefits form a 24-hour concierge serve and one allocated parking space. Being sold with no onward chain. EPC rating 'TBC'.

Directions
Cardiff City Centre – 0.0 miles
M4 Motorway – 5.5 miles

Your local office: Penarth
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Summary of Accommodation

Accommodation

A secure communal entrance is accessed via a fob with lifts and stairs to all floors. Apartment 254 is located on the 12th floor.

Entered via a solid hardwood door into a welcoming hallway benefiting from wood effect Luxury Vinyl Tile (LVT) flooring, recessed ceiling spotlights, a wall mounted electric heater, a wall mounted audio/visual intercom system and two recessed storage cupboards; one of which houses the 'Oso' hot water cylinder.

The spectacular open plan kitchen/living/dining room is the focal point of the apartment benefiting from continuation of wood effect LVT flooring and a floor to ceiling double glazed window providing elevated views over Cardiff City Centre and the Principality Stadium.

The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; an 'Electrolux' 4-ring electric hob with a 'Blanco' stainless steel extractor hood over, an 'Electrolux' electric oven and a fridge/freezer. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a stainless steel sink with mixer tap over, recessed ceiling spotlights and a double glazed window to the side elevation.

Bedroom one is generously sized double bedroom which enjoys continuation of wood effect LVT flooring, fitted wardrobes and a double glazed window providing further elevated views over the City. The en-suite has been fitted with a 3-piece white suite comprising; a large glass shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from tiled flooring, tiled walls, an extractor fan and a wall mounted towel radiator.

Bedroom two is another generously sized double bedroom which enjoys continuation of wood effect LVT flooring and a floor to ceiling double glazed window providing further elevated views.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring, tiled walls, an extractor fan and wall mounted towel radiator.

Additional Information

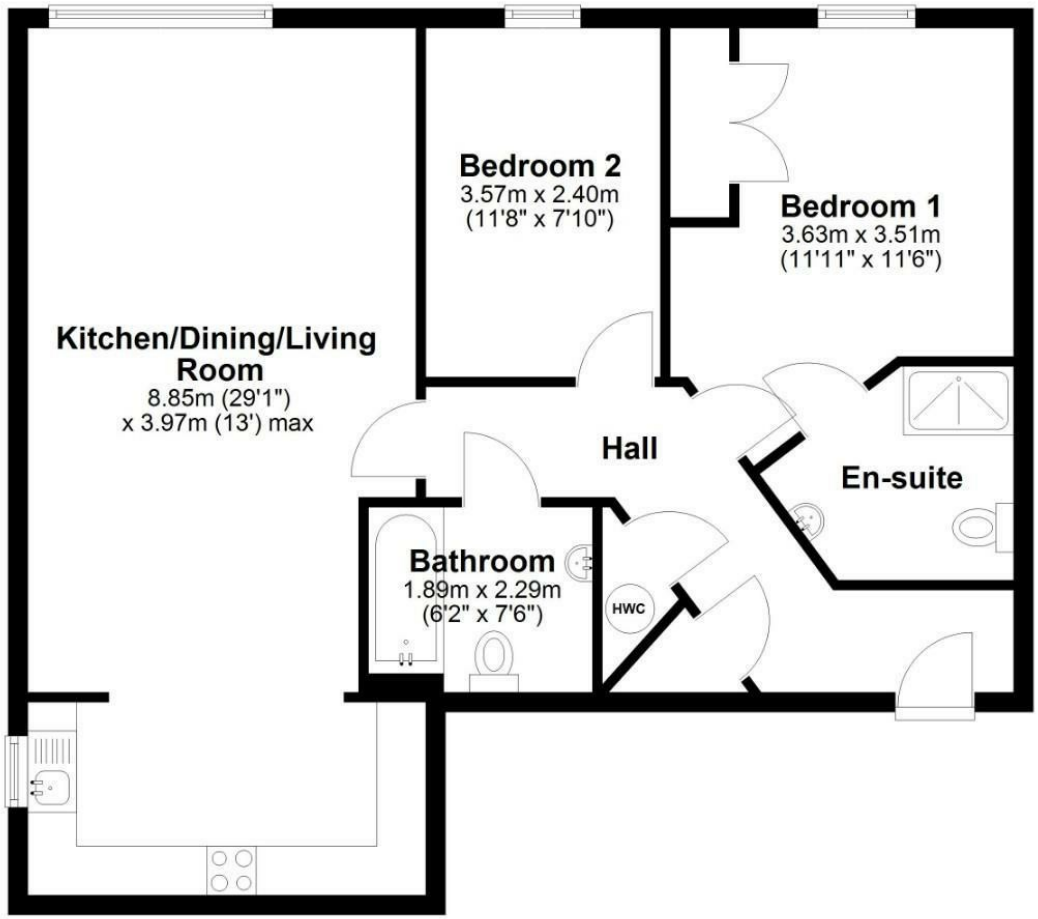
Leasehold - 999 years from 2000 (approx. 974 years remaining)
Water and electric mains connected.
We have been reliably informed that the service charge is £3383pa.
We have been reliably informed that the ground rent is £385pa.
Council tax band 'F'.

The property also benefits from one allocated parking space.
We have been reliably informed there is a £70pa charge for parking.

N.B - Add paragraph regarding ESW1 information.

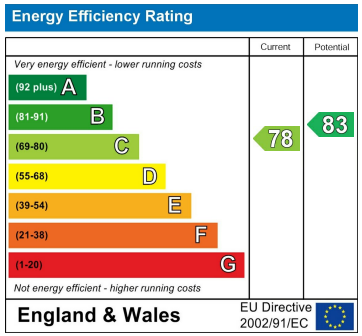
12th Floor

Approx. 76.9 sq. metres (827.5 sq. feet)



Total area: approx. 76.9 sq. metres (827.5 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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