



Landmark Place, Cardiff CF10 2HT

welcome to

Landmark Place, Cardiff

A stylish one-bedroom apartment in the heart of Cardiff City Centre, excellent access to local amenities and offering views towards the Principality Stadium. Benefiting from a 24-hour concierge service and an EWS1 certificate.



Entrance Hall

Laminate wood flooring, access to all rooms, electric points.

Kitchen/Diner

23' 10" Max x 10' 9" Max (7.26m Max x 3.28m Max)

Laminate wood flooring, wall and base units, integrated oven, hob and extractor hood, sink with drying area, tiled splash back, spot lights, washing machine, electric points, floor to ceiling double glazed window, radiator.

Bedroom

13' 2" Max x 10' Max (4.01m Max x 3.05m Max)

Laminate wood flooring, electric points, double glazed window, storage cupboard.

Bathroom

W.C, hand wash basin, part tiled wall, heated towel rail, bath with over head shower.

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.



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Landmark Place, Cardiff

- Prime Cardiff City Centre Location
- One Double Bedroom Apartment
- Views Towards the Principality Stadium
- 24-Hour Concierge Service
- EWS1 Certificate in Place & No Onward Chain

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2372.00

Ground Rent: 232.50

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Nov 2000.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108247 - 0003

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.


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