



163 Landmark Place, Churchill Way
Cardiff, CF10 2HT

Watts
& Morgan

163 Landmark Place, Churchill

Wav
Cardiff CF10 2HT

£135,000 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A one bedroom, ninth 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, double bedroom and a bathroom. The property also benefits from a 24-hour concierge service. Being sold with no onward chain. EPC rating 'B'.

Directions

Your local office: Penarth

T 02920 712266 (1)

E penarth@wattsandmorgan.co.uk

Summary of Accommodation

ACCOMMODATION

A secure communal entrance is accessed via a fob with lift and stairs to all floor. apartment 163 is located on the 9th floor.

Entered via a hardwood door into a welcoming hallway benefiting from laminate flooring, recessed ceiling spotlights, an audio/visual door intercom system and two recess storage cupboards; one housing the 'Oso' hot water cylinder.

The open plan kitchen/living/dining room is the focal point of the apartment and enjoys continuation of laminate wood effect flooring and a double glazed window overlooking Cardiff City Centre.

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

The bedroom is a generously sized double bedroom enjoying continuation of laminate wood effect flooring, recessed wardrobes and a double glazed window to the rear elevation.

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

ADDITIONAL INFORMATION

Leasehold - 999 years from 2000 (approx. 974 years remaining)

Water and electric mains connected.

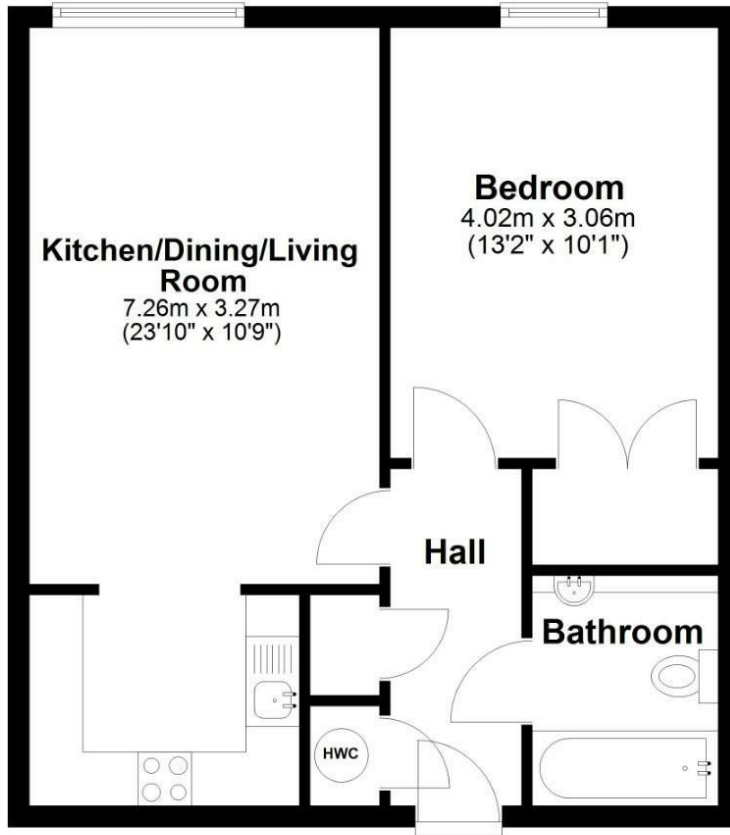
We have been reliably informed that the service charge is £1996 per annum.

We have been reliably informed that the ground rent is £232 per annum.

Council tax band 'D'.

9th Floor

Approx. 46.8 sq. metres (503.4 sq. feet)



Total area: approx. 46.8 sq. metres (503.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	81	84
England & Wales	EU Directive 2002/91/EC	



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