



Altolusso Bute Terrace, Cardiff CF10 2FH

welcome to

Altolusso Bute Terrace, Cardiff

Stylish 15th Floor Apartment with City Views.

Beautifully refurbished two double bedroom apartment in a prime city centre location. Features open-plan living with floor-to-ceiling windows, modern kitchen with integrated appliances, master en-suite, storage cage, secure parking and 24hr concierge.



Entrance Hall

17' Max x 11' 1" Max (5.18m Max x 3.38m Max)
Black gloss tiled flooring, radiator

Living Area

14' 7" Max x 15' 2" Max (4.45m Max x 4.62m Max)
Carpeted, radiator, floor to ceiling double glazed windows with views of city centre

Kitchen / Dining Room

13' 4" Max x 16' 1" Max (4.06m Max x 4.90m Max)
Black gloss tiled floor, black quartz worktop, built in dishwasher, Bosch hob, microwave combi oven, fridge and one radiator. Bosch warming drawer, a washer/dryer and an under counter freezer.

Bedroom One

12' 3" Max x 11' 6" Max (3.73m Max x 3.51m Max)
Double glazed window to city centre, carpeted floor, radiator, built-in storage, wooden doors.

En Suite

8' Max x 5' Max (2.44m Max x 1.52m Max)
WC, hand wash basin, heated towel rail, walk-in shower, partially tiled grey slate effect.

Bedroom Two

11' 6" Max x 9' 5" Max (3.51m Max x 2.87m Max)
Carpeted, double glazed window.

Bathroom

8' 2" Max x 5' 6" Max (2.49m Max x 1.68m Max)
Heated towel rail, bath, WC, marble effect tiling, LED lighting built into flooring



view this property online allenandharris.co.uk/Property/CRP107811



welcome to

Altolusso Bute Terrace, Cardiff

- Luxury apartment with City Views
- Modernised high-spec kitchen
- Private, secure parking included
- Personal storage cage
- No chain!

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 4200.00

Ground Rent: 200.00

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.

£170,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP107811



Property Ref:
CRP107811 - 0017

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



029 2022 5700



Pontcanna@allenandharris.co.uk



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



allenandharris.co.uk