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CARDIFF

VALE

CAERPHILLY

BRISTOL



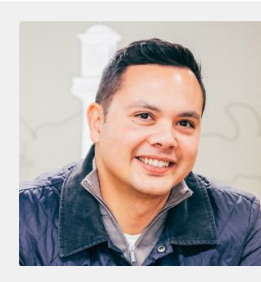
*Attolusso*

BUTE TERRACE



Perfectly positioned in the heart of Cardiff, this superb seventh-floor apartment offers stylish city living with an enviable outlook. Combining contemporary design, generous accommodation, and the convenience of having the city's shops, restaurants, entertainment, and transport links on your doorstep, this is an excellent opportunity for professionals, investors, and those seeking a vibrant urban lifestyle.

Comments by Mr Ramzy Bancroft



**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk

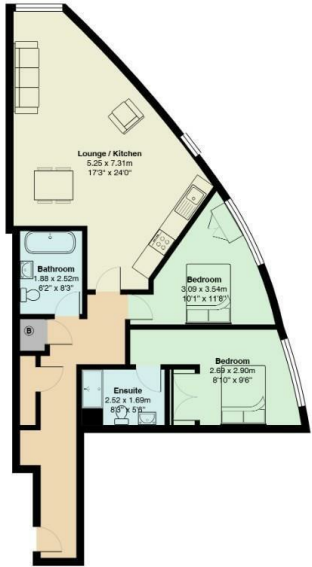


In summary, this outstanding seventh-floor apartment presents a rare opportunity to acquire a stylish and conveniently located home in the very heart of Cardiff. Combining well-appointed accommodation, impressive city views, and immediate access to an extensive range of amenities, the property is ideally suited to both owner-occupiers and investors alike. Early viewing is highly recommended to fully appreciate the quality of accommodation and exceptional lifestyle on offer.

Comments by the Homeowner



Altolusso, City Centre

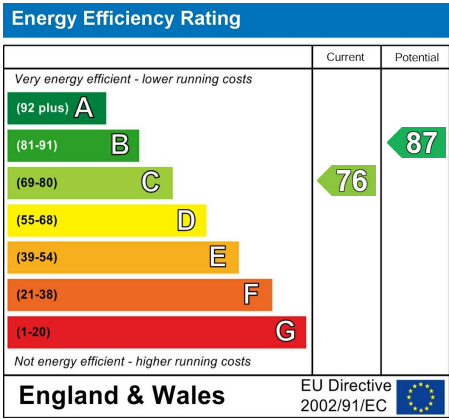


Total Area: 80.6 m<sup>2</sup> ... 867 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



|                              |                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------|
| Hall                         | Band F                                                                                                  |
| Living area                  |                                                                                                         |
| Open plan kitchen            |                                                                                                         |
| Bedroom 1                    |                                                                                                         |
| Ensuite shower room          |                                                                                                         |
| Bedroom 2                    |                                                                                                         |
| Bathroom                     |                                                                                                         |
| Parking                      | One allocated parking space in gated car park                                                           |
| Tenure                       | Leasehold, with 999 years from new, but this is to be confirmed by your solicitor                       |
| Service charge & ground rent | We have been informed the service charge is aprox. £4682, but this is to be confirmed by your solicitor |
| Council tax                  |                                                                                                         |

C A R D I F F      V A L E      C A E R P H I L L Y      B R I S T O L



# Altolusso

*Bute Terrace, Cardiff, CF10 2FG*

Asking Price

£179,950

2 Bedroom(s)

2 Bathroom(s)

839.00 sq ft

Contact our

*Penylan Branch*

02920 499680

Located in the heart of Cardiff city centre is this modern apartment for sale. Comprising two double bedrooms, one with ensuite shower room, open plan lounge/dining/kitchen, bathroom with shower and gated allocated PARKING. Positioned on the 7th floor in this iconic building, this is a super location with all amenities at your doorstep, within walking distance of the Cardiff central train station and easy reach of major link roads, making it an ideal base in the centre, great buy to let with Previously rented for £1200 per month.

Council Tax Band F  
EPC Rating C



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