

## Flat 90, Altolusso Bute Terrace, Cardiff

£200,000 Leasehold

**\*\*FANTASTIC CITY CENTRE APARTMENT\* IMMACULATEDLY PRESENTED\* NO CHAIN\*\*** MGY are pleased to present for sale an immaculately presented two bedroom, se...

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

## **ENTRANCE HALL**

Entered via wooden door, with security spy hole. Spacious hallway. Tiled flooring. Wall mounted lighting. Storage cupboard, housing new hot water tank. Wall mounted electric panel heater.

## **LOUNGE/KITCHEN**

Dimensions: 26' 4" x 16' 6" (8.03m x 5.04m). Double glazed floor to ceiling windows to front, with great city centre views. Additional double glazed window to side. Ample natural daylight. Carpeted flooring to living area. Modern kitchen, with tiled flooring. Base and wall units and work surfaces incorporating stainless steel sink, with mixer tap. Ample storage. Built in oven, four ring electric hob, with extractor over. Splash back. Integrated microwave, dishwasher, washer/dryer, fridge and freezer. Two wall mounted electric panel heaters. TV Aerial point. Telephone point. Air vent. Spotlights. Open Plan living.

## **MASTER BEDROOM**

Dimensions: 13' 0" x 11' 11" (3.98m x 3.65m). Double glazed windows to side, with great City Centre views. Carpeted flooring. Built in double wardrobe. Wall mounted electric panel heater. TV Aerial point. Telephone point. Air vent. Door to:-

## **ENSUITE**

Dimensions: 6' 3" x 5' 6" (1.92m x 1.68m). Modernised ensuite. Tiled flooring, with under floor heating. Fully tiled walls. Double shower cubicle, with rainfall shower and additional shower attachment. Inset storage, with lighting. Vanity enclosed wash hand basin. W.C, with dual flush. Large wall mounted mirror, with lighting. Heated towel rail. Extractor fan. Spotlights.

## **BEDROOM TWO**

Dimensions: 11' 0" x 10' 3" (3.37m x 3.14m). Double glazed windows to side, with great City Centre views. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. Air vent.

## **BATHROOM**

Dimensions: 8' 5" x 6' 7" (2.57m x 2.01m). Modernised bathroom. Tiled flooring, with lighting and under floor heating. Tiled walls, with mirrored panels. Free standing bath, with shower attachment. Inset storage, with lighting. Wall mounted wash hand basin. W.C, with dual flush. Heated towel rail. Wall mounted mirror. Extractor fan. Spotlights.

## **PARKING**

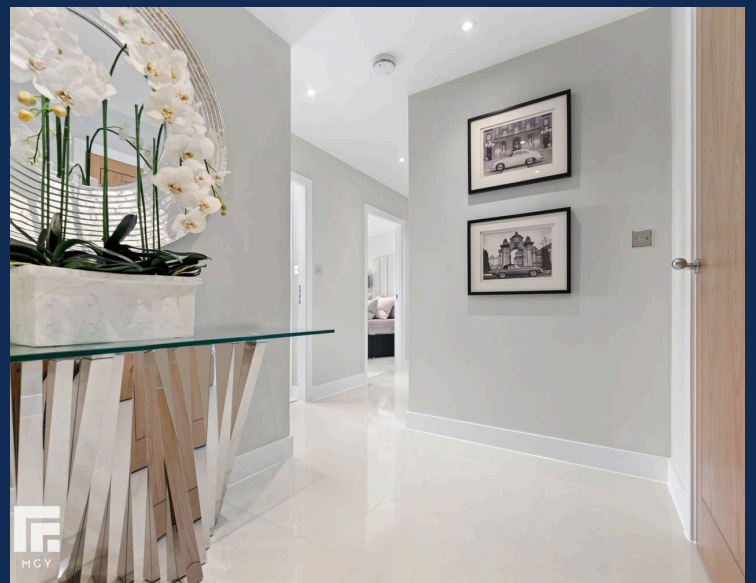
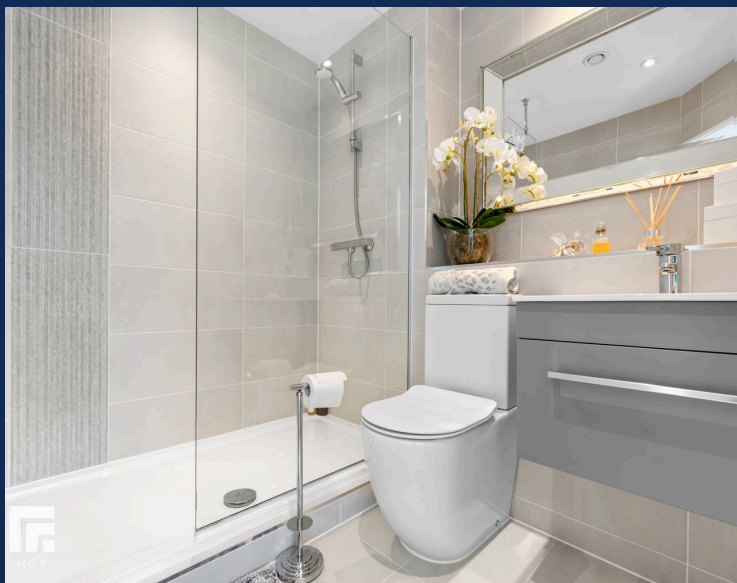
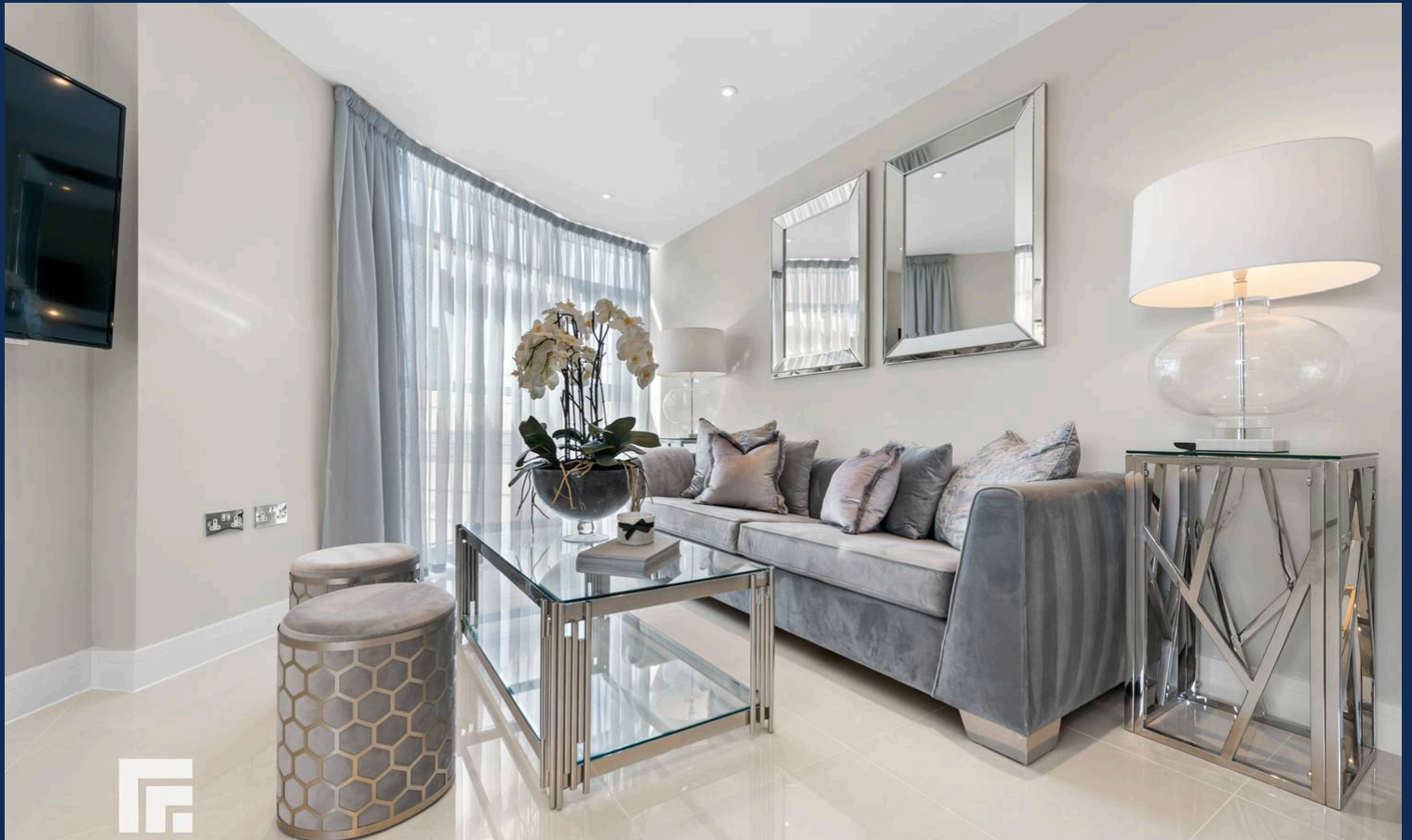
Secure gated access to an allocated undercroft parking space.

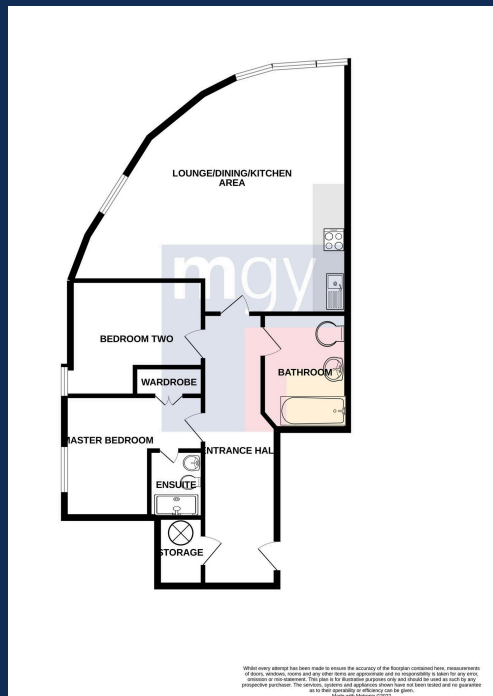
## **FACILITIES**

24 hour concierge service.

## **TENURE**

MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges of £4,593.21 per annum, which includes water rates, building insurance, security entry intercom system, secure fob access, CCTV, onsite 24hour concierge service, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated fob access to an allocated undercroft parking space. Ground rent £171 per annum.





**CARDIFF 029 2046 5466**

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
South Glamorgan, CF10 5EE



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**