





# 52 Altolusso, Bute Terrace, Cardiff

## £179,950 Leasehold

*FOURTH FLOOR, CHAIN FREE APARTMENT IN ALTOLUSSO* MGY are delighted to bring to market this immaculately presented, two bedroom, fourth floor apartment situated within the popular development of Altolusso in the heart of Cardiff City Centre.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

**ENTRANCE HALL**
Entered via front door leading from communal hallway. Laminate flooring. Wall lighting. Wall mounted electric heater. Doors to all rooms and storage cupboards.

**LOUNGE/KITCHEN**
Dimensions: 24' 7" x 21' 7" (7.5m x 6.6m). Continuation of laminate flooring. Spotlights. Double glazed uPVC windows. Power points. Wall mounted electric heaters. TV and telephone point. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink with mixer tap over and electric hob with oven beneath and extractor above. Space for fridge/freezer.

**MASTER BEDROOM**
Dimensions: 15' 1" x 9' 10" (4.6m x 3.0m). Carpet to floor. Pendant light fitting. Wall mounted electric heater. Double glazed uPVC window. Power points. Door leading to :-

**ENSUITE**
Dimensions: 7' 10" x 5' 10" (2.4m x 1.8m). Tiled flooring and walls. Pedestal wash hand basin with mixer tap over. WC. Walk in shower cubicle with mains powered shower over. Spotlights. Shaver point. Heated towel rail. Extractor.

**BEDROOM TWO**
Dimensions: 13' 9" x 12' 9" (4.2m x 3.9m). Carpet to floor. Pendant light fitting. Power points. Double glazed uPVC window. Wall mounted electric heater.

**BATHROOM**
Dimensions: 7' 2" x 6' 6" (2.2m x 2.0m). Tiled flooring and walls. Bath with mixer tap over. Wall mounted wash hand basin with mixer tap over. WC. Spotlights. Chrome spiral heated towel rail. Shaver point. Extractor.

**STORAGE CAGE**
Large secure storage cage, located on the first floor.

**FACILITIES**
Onsite 24 hour concierge service.

**PARKING**
Gated access to an allocated undercroft parking space.

**TENURE**
MGY are advised that the property is leasehold, with a term of 125 years from 2004. Service charges of approx. £4720 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. Large storage cage. Ground rent approx. £175 per annum.

**AML**
Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



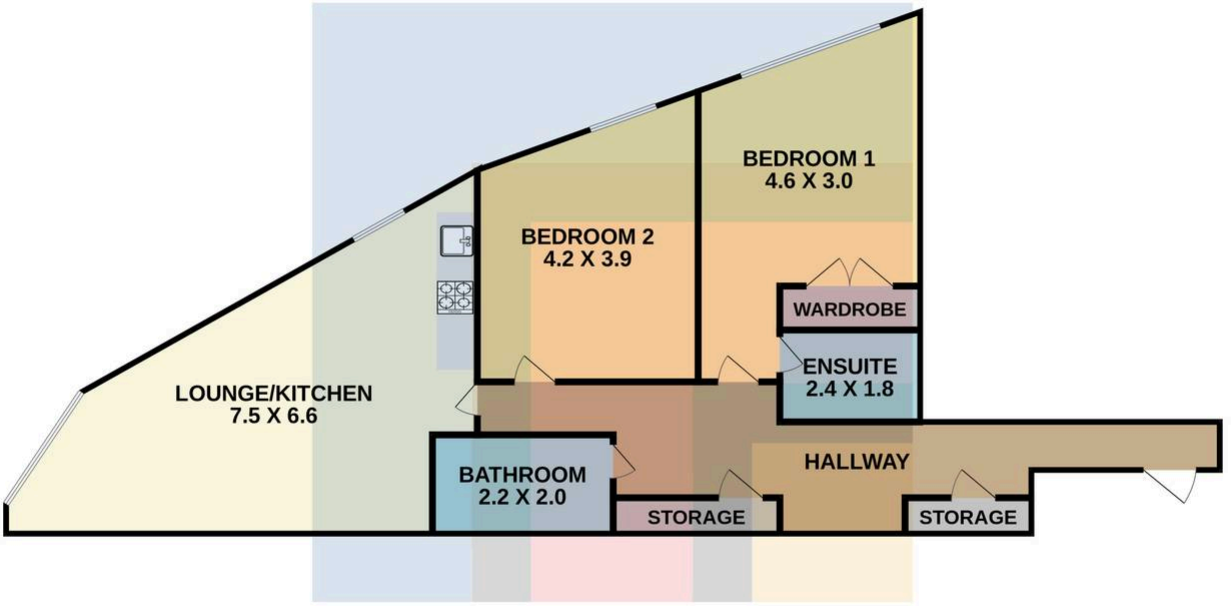








# FOURTH FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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