

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



BUTE TERRACE  
CARDIFF CITY



#### COMMUNAL ENTRANCE

#### CONCEIRGE

24 hours a day concierge, lift to all floors and parking.

#### 14TH FLOOR APARTMENT

#### ENTRANCE HALLWAY

#### OPEN PLAN LIVING / KITCHEN / DINING

4.15m x 8.37m (13'7" x 27'5")

#### BEDROOM ONE

2.80m x 5.88m (9'2" x 19'3")

#### ENSUITE

1.66m x 2.40m (5'5" x 7'10")

#### BEDROOM TWO

2.78m x 4.53m (9'1" x 14'10")

#### BATHROOM

2.07m x 2.40m (6'9" x 7'10")

#### TENURE

We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

#### SERVICE CHARGES

2203.14 paid every 6 months

#### GROUND RENT

£85.50 per annum

#### PARKING

Allocated Parking Space

#### ADDITIONAL INFORMATION

Previously Rented - Current market rent Circa £1,100 pcm  
Offered with no onward Chain  
Located on the 14th Floor

#### COUNCIL TAX




Band F





## BUTE TERRACE

CARDIFF CITY, CF10 2FH - £199,950

 2 Bedroom(s)  1 Bathroom(s)  850.00 sq ft

Welcome to this stunning 2-bedroom apartment located in the heart of Cardiff City Centre at Altulusso, Bute Terrace. Situated on the 14th floor, this property offers views to the bay, providing a picturesque backdrop to your daily life. Upon entering, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The apartment boasts two cosy bedrooms, ideal for creating your own personal sanctuary within the bustling city. With a well-appointed bathroom and a generous 891 sqft of living space, this apartment offers both comfort and convenience. The secure parking ensures that your vehicle is always safe and easily accessible.

One of the standout features of this property is that it is offered with no chain, making the buying process smooth and hassle-free. Whether you are looking for a new home or an investment opportunity, this apartment ticks all the boxes.

Don't miss out on the chance to own a piece of luxury in the vibrant city of Cardiff. Contact us today to arrange a viewing and experience the beauty of city living at its finest.



### PROPERTY SPECIALIST

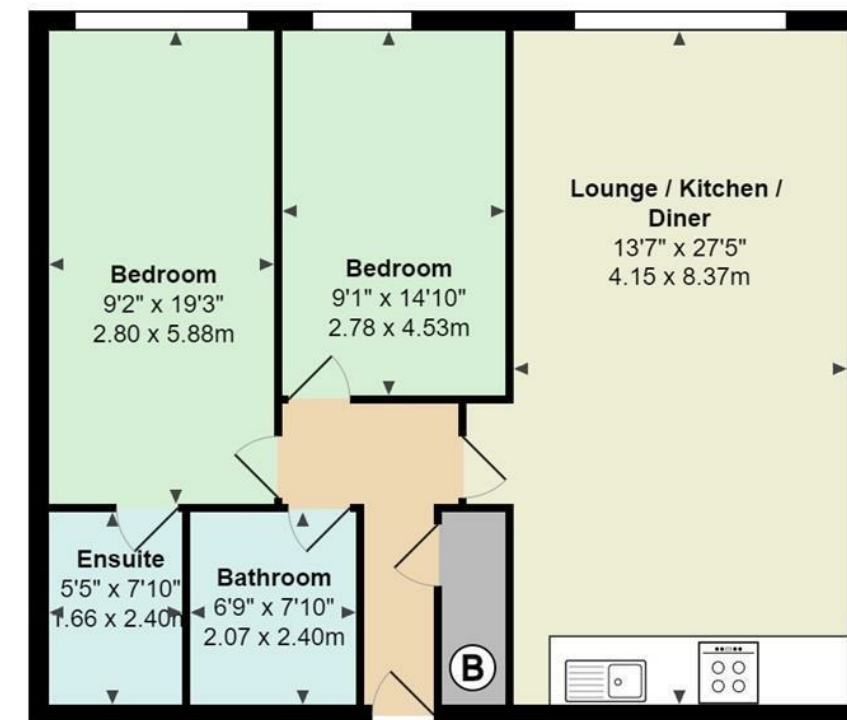
Mr Elliott Hooper-Nash  
Elliott@jeffreygross.co.uk  
02920 499680  
Director





Altolusso, Bute Terrace, City Centre, Cardiff

## Altolusso, Bute Terrace



Total Area: 891 ft<sup>2</sup> ... 82.8 m<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	78	85
	EU Directive 2002/91/EC 