

163 Landmark Place, Churchill Way

Cardiff, CF10 2HT

Watts & Morgan

163 Landmark Place, Churchill Way
Cardiff CF10 2HT

£135,000 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A one bedroom, ninth floor apartment set in the heart of Cardiff City Centre, enjoying elevated views towards the Principality Stadium. Conveniently located to transport links and all food & beverage establishments Cardiff has to offer. Accommodation briefly comprises, entrance hall, open plan kitchen/dining/living room, double bedroom and a bathroom. The property also benefits form a 24-hour concierge service. Being sold with no onward chain. EPC rating 'B'.

Directions

Your local office: Penarth
T 02920 712266 (1)
E penarth@wattsandmorgan.co.uk

Summary of Accommodation

ACCOMMODATION

A secure communal entrance is accessed via a fob with lift and stairs to all floor. apartment 163 is located on the 9th floor.

Entered via a hardwood door into a welcoming hallway benefiting from laminate flooring, recessed ceiling spotlights, an audio/visual door intercom system and two recess storage cupboards; one housing the 'Oso' hot water cylinder.

The open plan kitchen/living/dining room is the focal point of the apartment and enjoys continuation of laminate wood effect flooring and a double glazed window overlooking Cardiff City Centre.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include; an 'Electrolux' 4-ring electric hob with a 'Blanco' extractor hood over and an 'Electrolux' electric oven. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a stainless steel sink with mixer tap over, tiled splashback and recessed ceiling spotlights.

The bedroom is a generously sized double bedroom enjoying continuation of laminate wood effect flooring, recessed wardrobes and a double glazed window to the rear elevation.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, a wall mounted towel radiator and an extractor fan.

ADDITIONAL INFORMATION

Leasehold - 999 years from 2000 (approx. 974 years remaining)

Water and electric mains connected.

We have been reliably informed that the service charge is £1996 per annum.

We have been reliably informed that the ground rent is £232 per annum.

Council tax band 'D'.

ANTI-MONEY LAUNDERING

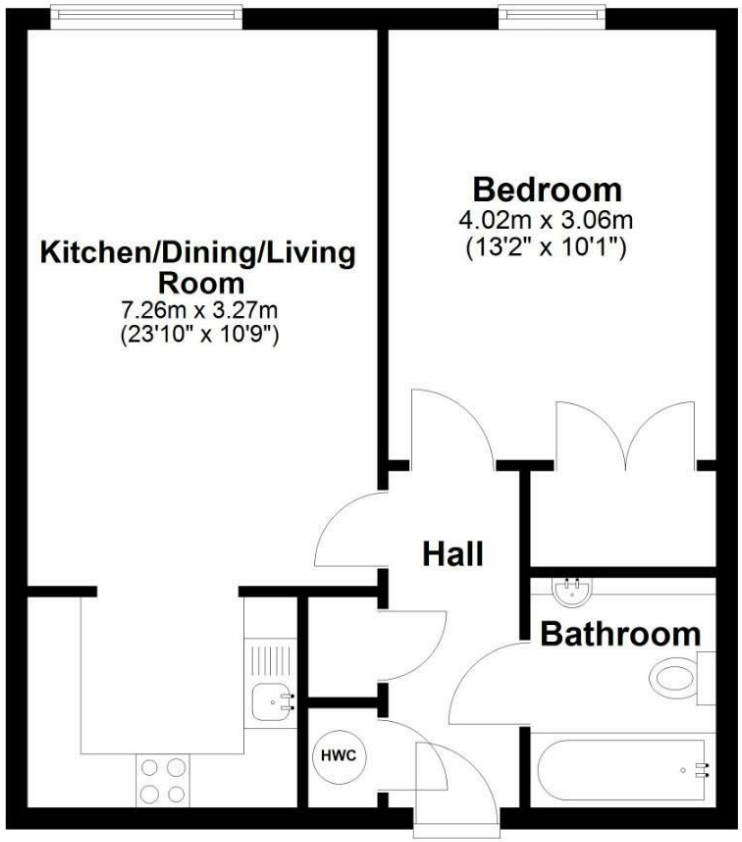
Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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9th Floor

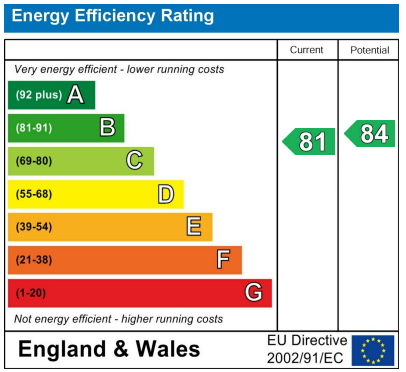
Approx. 46.8 sq. metres (503.4 sq. feet)



Total area: approx. 46.8 sq. metres (503.4 sq. feet)







Scan to view property

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