


# 237 Landmark Place, Churchill Way

Cardiff, CF10 2HT

Watts & Morgan



# 237 Landmark Place, Churchill Way
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## £140,000 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 and tenant in situ. 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 solid wooden door into a welcoming hallway benefiting from wood effect Luxury Vinyl Tile (LVT) flooring, wall mounted door intercom entry system and two recessed storage cupboards one of which houses the 'Oso' hot water cylinder.

The open plan kitchen/living/dining room is the focal point of the apartment benefiting from continuation of wood effect LVT flooring and a double glazed window overlooking Cardiff City Centre. The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; a 'Hoover' electric oven, a 'John Lewis' 4-ring electric hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from partially tiled splashback, recessed ceiling spotlights and a stainless steel sink with a mixer tap over.

The bedroom is a spacious double bedroom benefiting from continuation of wood effect LVT flooring, built-in wardrobe and a double glazed window.

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

ADDITIONAL INFORMATION

Being sold with tenant in situ until August 2026. Currently rented at £900pa.
Leasehold - 999 years from 2000 (approx. 974 years remaining)
Water and electric mains connected.
We have been reliably informed that the service charge is £1910 per annum.
We have been reliably informed that the ground rent is £232 per annum.
Council tax band 'D'.

INVESTMENT BUNDLE

This property is also available as part of a portfolio of 3 apartments within Landmark Place at £450,000.
Investment bundle to also include apartments 163 & 254.

Apartment 163 -
Being sold with tenant in situ until August 2026. Currently rented at £900pa.
Water and electric mains connected.
Leasehold - 999 years from 2000 (approx. 974 years remaining)
Service charge £1997pa.
Ground rent £232pa.
Council tax band 'D'.

Apartment 254 -
Being sold with tenant in situ until September 2026. Currently rented at £1300pa.
Water and electric mains connected.
Leasehold - 999 years from 2000 (approx. 974 years remaining)
Service charge £3384pa.
Ground rent £385pa (inc. car parking charge).
One allocated parking space.
Council tax band 'F'.

ANTI-MONEY LAUNDERING

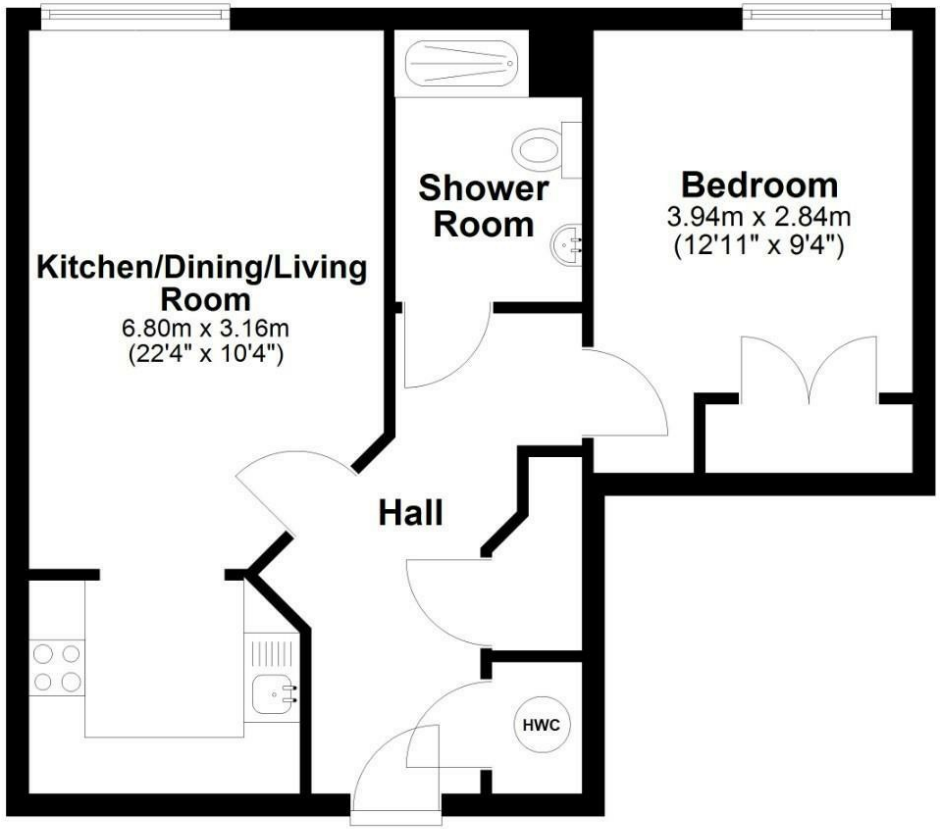
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DISCLAIMER

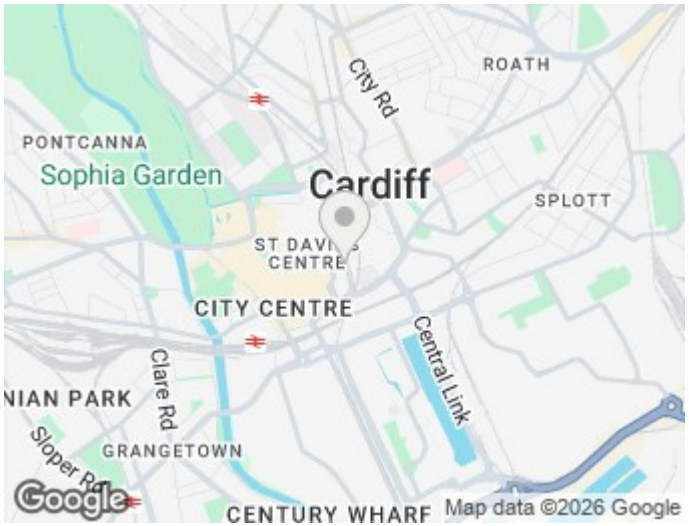
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# 9th Floor

Approx. 45.0 sq. metres (484.8 sq. feet)

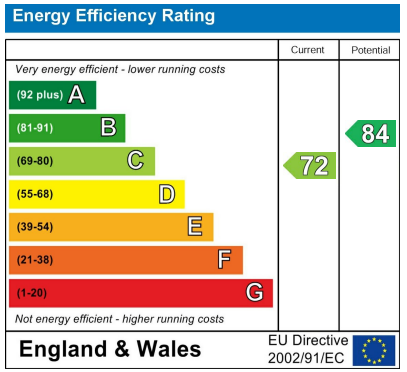



Total area: approx. 45.0 sq. metres (484.8 sq. feet)










Scan to view property

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