



Landmark Place, Cardiff CF10 2HT

welcome to

Landmark Place, Cardiff

Surrounded by a bustling city centre, all transport links out of and within the city are right on your doorstep. Being located in the city centre, this property not only benefits for the local amenities but the breathtaking city views from its very own private balcony. Viewing is a must!



Entrance Hall

21' 4" max x 10' 2" max (6.50m max x 3.10m max)
Doors to two storage cupboards and doors to all rooms.

Open Plan Lounge & Kitchen

26' 4" max x 19' 5" max (8.03m max x 5.92m max)
Two radiators, TV and electric point, inset lights, the kitchen is fitted with wall and base unit, integral fridge / freezer, dishwasher, oven and hob with extractor hood, double glazed windows to each side and front, with double glazed doors to balcony.

Bedroom One

10' 3" max x 16' 6" max (3.12m max x 5.03m max)
Built in wardrobe, double glazed window to side, electric radiator, TV and electric point and door to en suite.

En Suite

6' 4" max x 8' 3" max (1.93m max x 2.51m max)
Double shower cubical, wash hand basin, WC, heated towel rail, extractor fan, inset lights, ceramic tiled floor and partially tiled walls.

Bedroom Two

13' 4" max x 10' 1" max (4.06m max x 3.07m max)
Double glazed window to side and electric radiator.

Bathroom

7' 4" max x 5' 7" max (2.24m max x 1.70m max)
WC, wash hand basin, heated towel rail, ceramic tiled floor and partially tiled wall, feature mirror wall, extractor fan and paneled bath with mixer tap and shower head.

Communal Entrance

Entered via secure intercom and fob system, lift to all floors. The main entrance has a concierge and the car park is entered via the main entrance with one allocated space.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of

carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Landmark Place, Cardiff

- Balcony with views of Cardiff
- Two spacious bedrooms, ensuite to the main bedroom
- Open plan living & dining area & kitchen
- Central Cardiff Location
- Excellent transport links

Tenure: Leasehold EPC Rating: C

Council Tax Band: G Service Charge: 4000.00

Ground Rent: 385.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Nov 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£239,999



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107510 - 0034

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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