



Landmark Place , Churchill Way, Cardiff, CF10 2HT

£140,000



- Investment Opportunity
- Sold with tenant in situ
- Walking Distance to City Centre
- No Onward Chain
- Walking Distance To Train Station
- 10th Floor Apartment
- EPC Rating C

Description...

Furnished to a high standard, this stylish 10th-floor modern apartment is being offered to market with a sitting tenant. Situated in the sought-after Landmark Place apartment complex, this centrally located unit provides easy access to the city's shops and Cardiff Queen Street Railway Station. With nearby University campuses are also just a short walk away, this property offers high convince and will always have strong letting demand.

The apartment consists of a well-appointed double bedroom, a modern kitchen equipped with appliances, an open-plan living room, and a separate main bathroom. The building offers additional amenities such as security entry and a concierge service. No Onward Chain. Currently generating an income of £1000pcm

Tenure: Leasehold

Years Remaining on Lease:

Service Charge:

Ground Rent:

EPC Rating: C

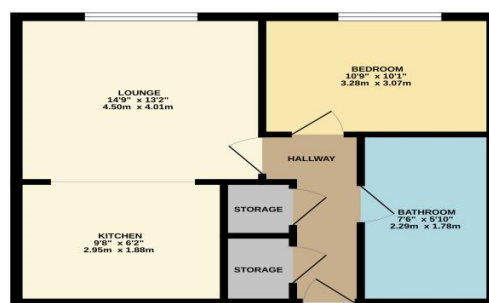
Council Tax Band: D

Accommodation...

- Entrance Hallway
- Lounge
- Kitchen
- Bedroom One
- Bathroom



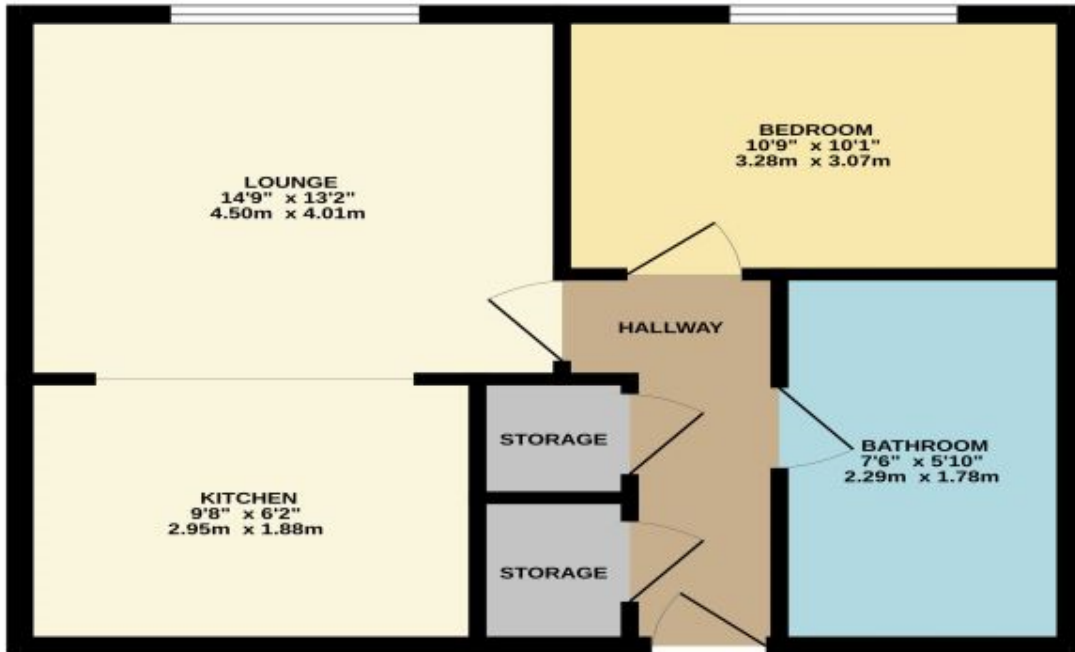
GROUND FLOOR
0 sq.ft. (0.0 sq.m.) approx.



ONE BEDROOM APPOINTMENT
TOTAL FLOOR AREA: 667sq. ft. (62.0 sq.m.) approx.
We are providing this floor plan as a guide only. It is not intended to be used as a basis for any legal proceedings. The actual dimensions of the property may vary slightly from those shown on this floor plan. The floor plan is provided as an indication of the general layout and is not intended to be used as a basis for any legal proceedings.

Floorplan

GROUND FLOOR
0 sq.ft. (0.0 sq.m.) approx.



ONE BEDROOM APARTMENT

TOTAL FLOOR AREA : 657sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			86
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		