



SALES & LETTINGS  
— ANGELS —



## 187 Bute Terrace

, Cardiff, CF10 2FH

Asking Price £165,000

REF: 19350362

1 BEDROOM - 1 BATHROOM - 12TH FLOOR APARTMENT  
- LUXURY INTERIOR - VIEWS OF THE CITY - ASKING  
PRICE £165,000 - SERVICE CHARGE £3,363.46 PER  
ANNUM - ALLOCATED CAR SPACE - STRONG  
INVESTMENT PROPERTY

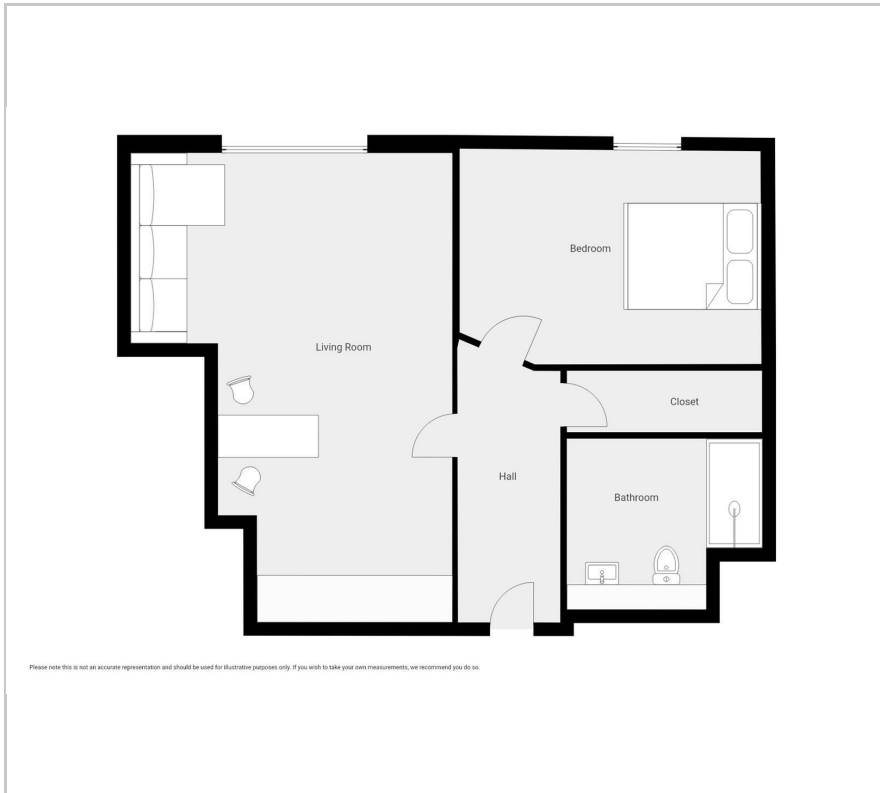
- 1 bedroom apartment
- Open plan living
- Modern luxury interior throughout
- Located on the 12th floor
- Asking price £165,000
- Currently achieving £15,600 in rental income per year
- Remaining lease of 102 years
- Service charge £3,363.46 including water
- Allocated car space
- Furniture can be negotiated to the sale price

### Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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



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