



163 Landmark Place, Churchill Way  
Cardiff, CF10 2HT

Watts  
& Morgan



# 163 Landmark Place, Churchill

Wav  
Cardiff CF10 2HT

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## £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 from a 24-hour concierge service. Being sold with no onward chain. EPC rating 'B'.

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### Directions

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## Summary of Accommodation

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### 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'.

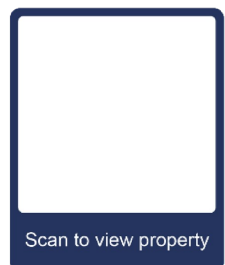




Total area: approx. 46.8 sq. metres (503.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	81	84
England & Wales		
EU Directive 2002/91/EC		



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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