

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

MARLBOROUGH ROAD







MARLBOROUGH ROAD

, CF23 5BY - £1,400 PCM



3 Bedroom(s)



1 Bathroom(s)



720.00 sq ft

Jeffrey Ross are pleased to market this newly refurbished three bedroom apartment on the ever popular Marlborough Road in Roath. This apartment is ideally located within walking distance th Roath Park and the amenities of Wellfield Road. The property comprises of entrance hallway, spacious living room with bay fronted windows, three double bedrooms, one of which would be ideal for a home office, family bathroom with a separate WC and newly fitted kitchen to the rear with appliances included. The property is offered Unfurnished and further benefits from Gas Central Heating.

EPC Rating: D

Council Tax Band: D

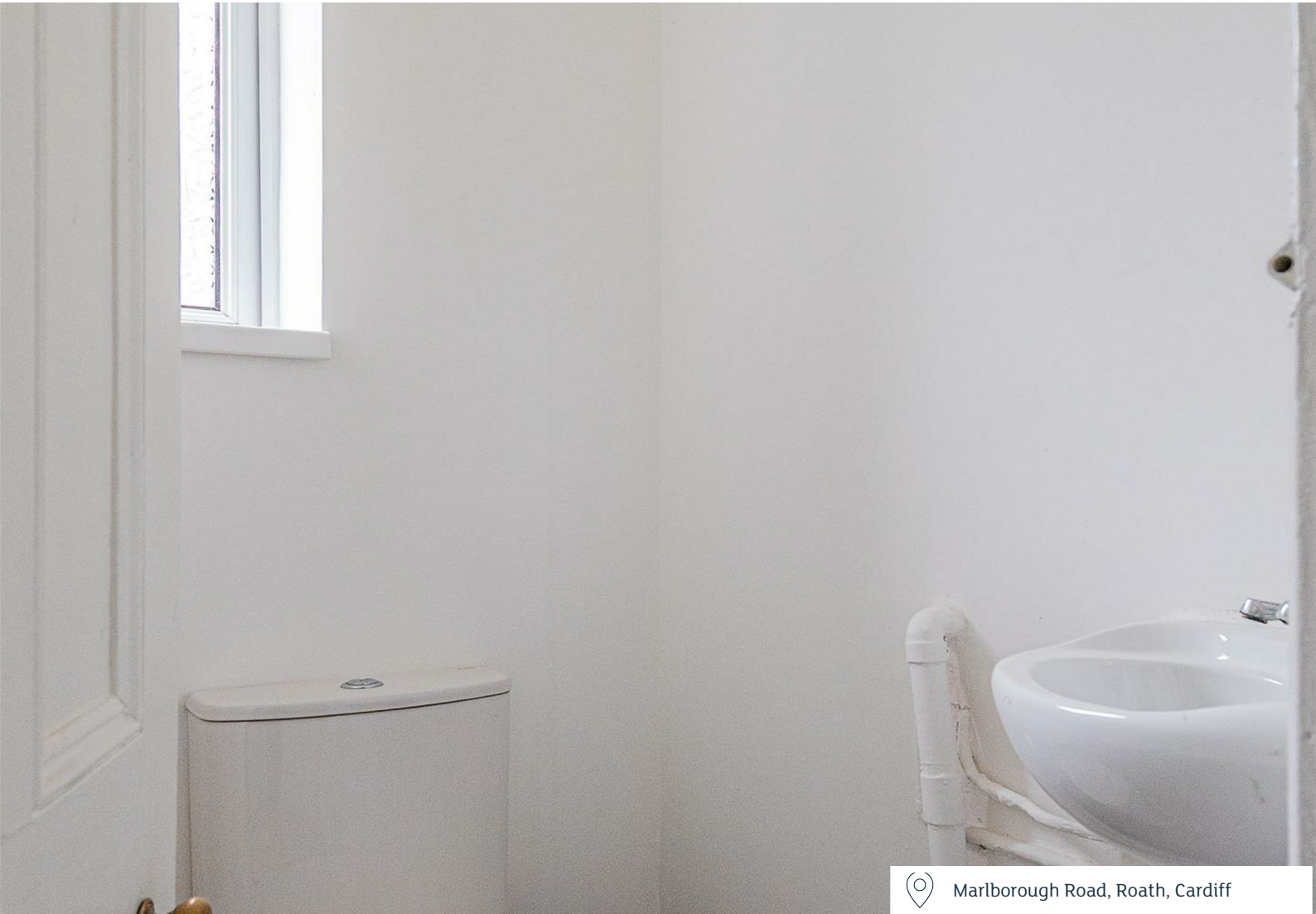
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



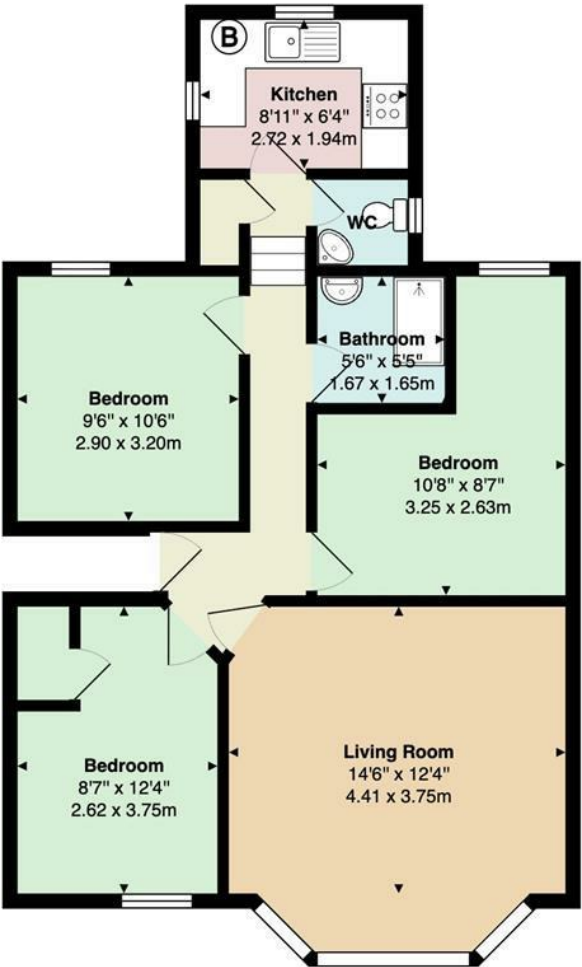
PROPERTY SPECIALIST

Mr Gwyn Davies
gwyn@jeffreyyross.co.uk
Lettings Manager





Marlborough Road, Roath, Cardiff



3 92 Marlborough Road

Total Area: 720 ft² ... 66.9 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	