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CARDIFF

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BRISTOL



Marlborough Road

PENYLAN



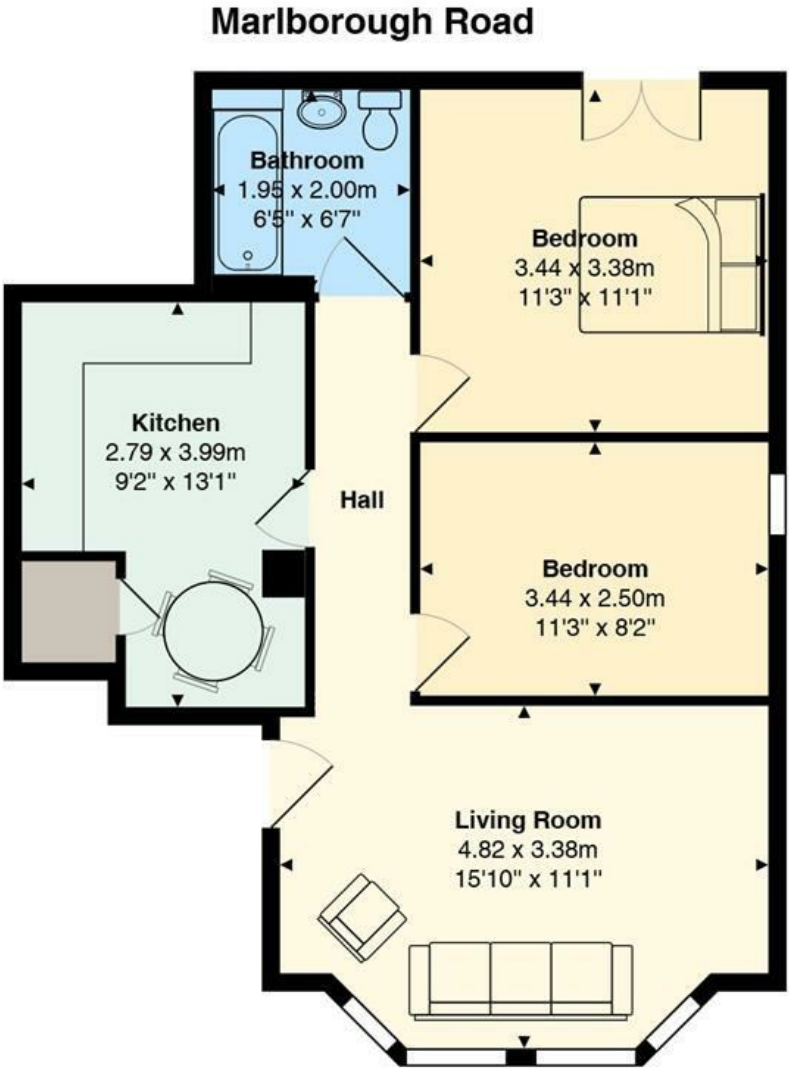
Immaculate two bedroom ground floor apartment

Comments by Mrs Amanda Trinder



Property Specialist
Mrs Amanda Trinder
Senior valuer

amanda@jeffreypass.co.uk

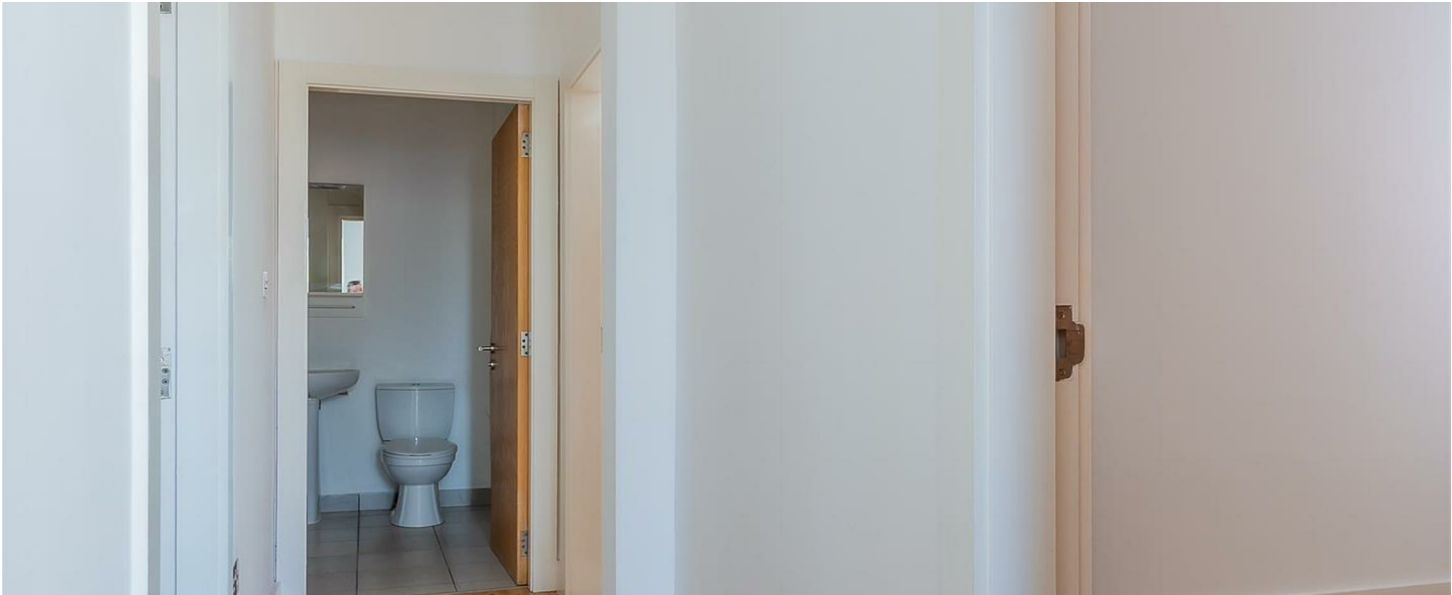


Total Area: 55.4 m² ... 596 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Marlborough Road

Penylan, Cardiff, CF23 5BY

£200,000



2 Bedroom(s)



1 Bathroom(s)



596.00 sq ft



Contact our
Penylan Branch
02920 499680

*** Offers Over £200,000 *** Jeffrey Ross are pleased to bring to the market this immaculate two bedroom ground floor apartment in the heart of Penylan. The property benefits from communal entrance hall, Entrance Hall, lounge, kitchen / Breakfast room and bathroom as well as communal garden. Situated in the sought-after Marlborough road with close proximity to local; shops, parks, amenities as well as Cardiff City centre.

** Chain Free **

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Communal entrance hall	School Catchment Area
Entrance Hall	Marlborough Primary School (year 2024-25) Cardiff High School (year 2024-25)
Lounge 15'10 x 11'1 (4.83m x 3.38m)	Ysgol Y Berllan Deg (year 2024-25) Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)
Kitchen / Breakfast Room 9'2 x 13'1 (2.79m x 3.99m)	* Subject to change & availability *
Bedroom One 11'3 x 11'1 (3.43m x 3.38m)	
Bedroom Two 11'3 x 8'2 (3.43m x 2.49m)	
Bathroom 6'5 x 6'7 (1.96m x 2.01m)	
Tenure	
Leasehold, with 105 years remaining from 2026 - This is to be confirmed with your legal repetitive	
Council Tax	
Band D	
Service charge & Ground rent	
We have been informed the service charge £1560 per year, including Ground rent, but this is to be confirmed by your solicitor	





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 

