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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Marlborough Road*

PENYLAN



Comments by Mr Rhys Carter

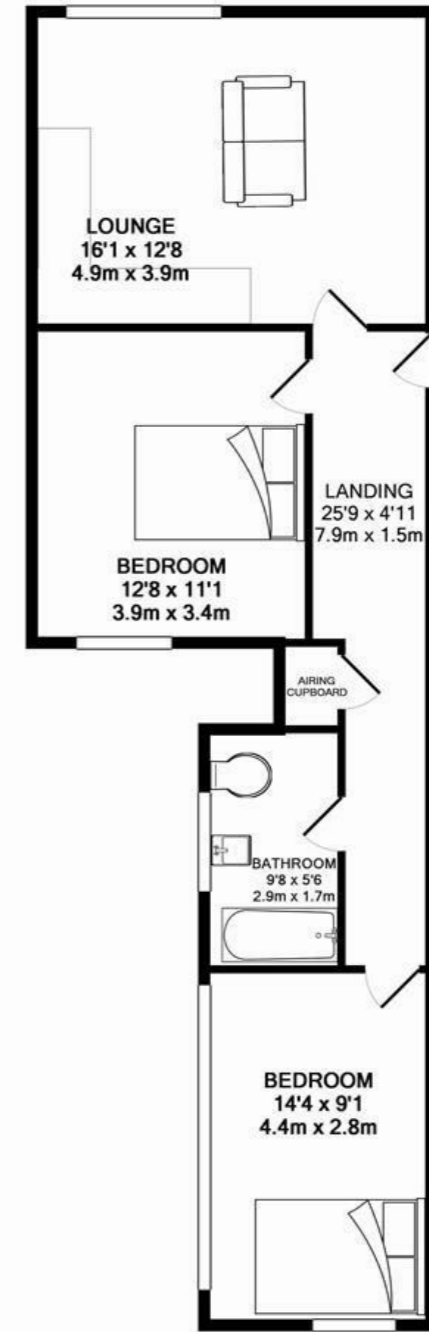


**Property Specialist**  
**Mr Rhys Carter**  
Senior valuer

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Comments by the Homeowner



TOTAL APPROX. FLOOR AREA 647 SQ.FT. (60.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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# Marlborough Road

*Penylan, CF23 5BT*

PCM

**£1,200 PCM**



2 Bedroom(s)



1 Bathroom(s)



647.00 sq ft



Contact our  
***Penylan Branch***

02920 499680

A large and well proportioned, top-floor two bedroom flat on the ever-popular and convenient Marlborough Road in Penylan. This spacious accommodation comprises; two large double bedrooms, newly fitted bathroom suite with shower over the bath and plumbed-in washing machine. To the front of the property is a large and open-plan lounge with newly fitted kitchen. Freshly decorated and new carpets throughout. The property benefits from gas central heating and is available unfurnished.

EPC RATING of E  
COUNCIL TAX BAND of 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.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			57
(39-54) E			
(21-38) F			
(1-20) G		16	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 