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CARDIFF

VALE

CAERPHILLY

BRISTOL

Marlborough Road

PENYLAN



A stunning first floor 2 bedroom apartment with both a shower room and ensuite.

Comments by Mr Ramzy Bancroft



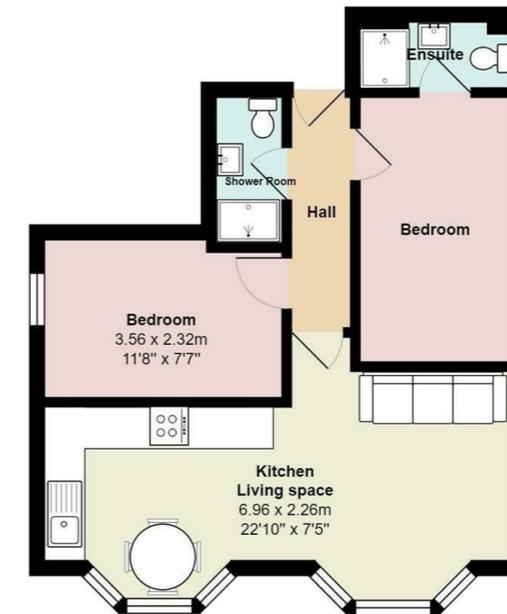
Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk



"We have loved this place for the 4 years we have been here, and love the location. We are not moving out of the area"

Comments by the Homeowner





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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		



Marlborough Road

Penylan, Cardiff, CF23 5FB

Offers Over

£240,000



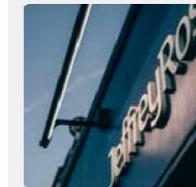
2 Bedroom(s)



1 Bathroom(s)



398.00 sq ft



Contact our
Penylan Branch

02920 499680

Entrance hall

Ysgol Y Berllan Deg
Ysgol Gyfun Gymraeg Bro Edern

Living space

* Subject to availability *

Open plan kitchen diner

Charges

We have been informed by the seller
Ground Rent £150 per year

Bedroom 1

Service Charge approx £1593.27 (Per year) this is paid monthly

Ensuite Shower room

this is to be confirmed by your solicitors

Bedroom 2

Outside

There is a shred area for residents to the rear of the building with lane access. Used for storage and space for a small table and chairs

Shower room

Tenure

Leasehold, with 125 years from the 1st January 2017, but this is to be confirmed by your solicitor

Council Tax

Band D

School Catchment

Marlborough Primary School
Cardiff High School



*** Offers Over £240,000 *** Nestled in the desirable area of Penylan, Cardiff, this modern apartment on Marlborough Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, one benefiting from an ensuite shower room. This property is ideal for couples, or individuals seeking a stylish home. Located in the heart of a vibrant community with a range high streets, restaurants, parks, and excellent transport links to Cardiff city centre. This area is known for its friendly neighbourhood feel and is perfect for those who appreciate both tranquillity and accessibility. In summary, this modern two-bedroom apartment on Marlborough Road is a fantastic opportunity for anyone looking to enjoy a contemporary lifestyle in a sought-after location. With its stylish features and convenient amenities, it is sure to appeal to a wide range of potential buyers or renters. Don't miss the chance to make this delightful property your new home.



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