

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MARLBOROUGH ROAD





MARLBOROUGH ROAD

, CF23 5BZ - £1,250 PCM



2 Bedroom(s)



2 Bathroom(s)



711.00 sq ft

We are pleased to bring to the market this very well presented ground floor, 2 double bedroom apartment. the development is situated at the top end of Marlborough road and briefly comprises, large bay fronted lounge, separate modern fitted kitchen, 2 double bedrooms, with the master benefiting from an en-suite and additional family bathroom. The property further benefits gas central heating and UPVC double glazed windows throughout. New carpets throughout.

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.

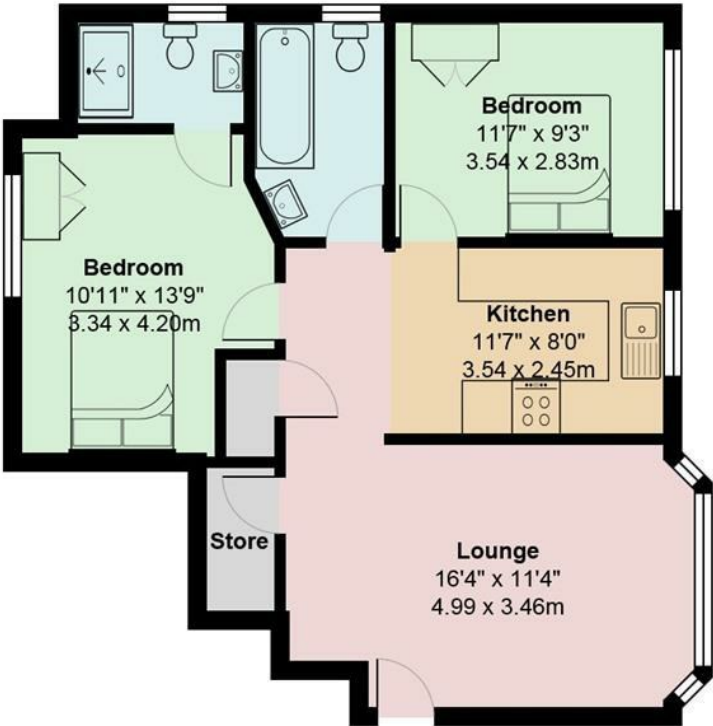


PROPERTY SPECIALIST

Mr Rhys Carter
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Senior valuer



Marlborough Road, Penylan



Total Area: 711 ft² ... 66.0 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	63	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 