

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

MARLBOROUGH ROAD





## MARLBOROUGH ROAD

, CF23 5BY - £650 PCM



0



1



210.00

sq ft



Jeffrey Ross are pleased to market this studio apartment on the ever popular Marlborough Road in Penylan. Ideally located just a stroll away from the amenities of Wellfield and Albany Road and also on the doorstep of Roath Recreational Ground. This ground floor property benefits from an open plan kitchen/living and bedroom area leading to a separate bathroom with walk in shower. The property is offered fully furnished.

EPC Rating: D

Council Tax Band: A

A holding fee of one week's rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, 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 property or failed to take reasonable steps to enter into the Occupation Contract.

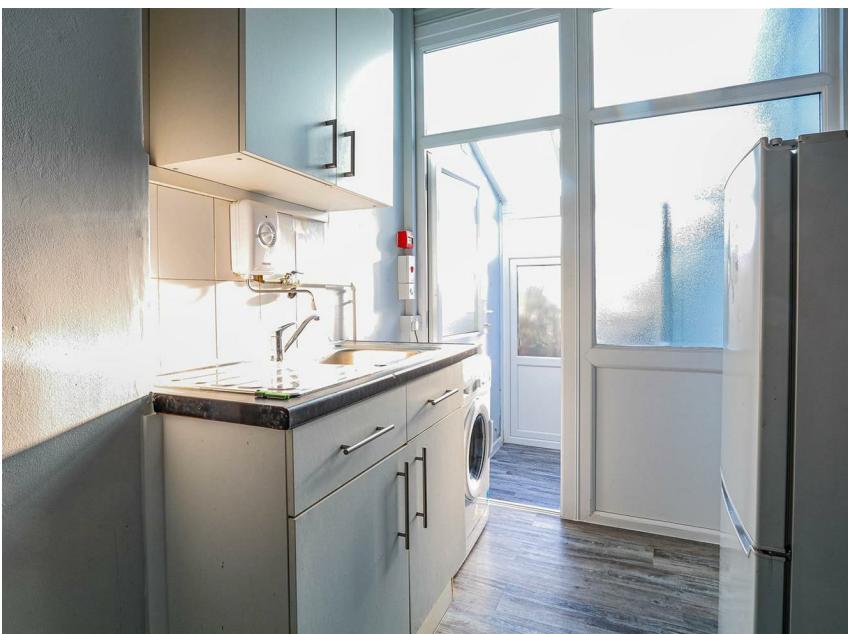
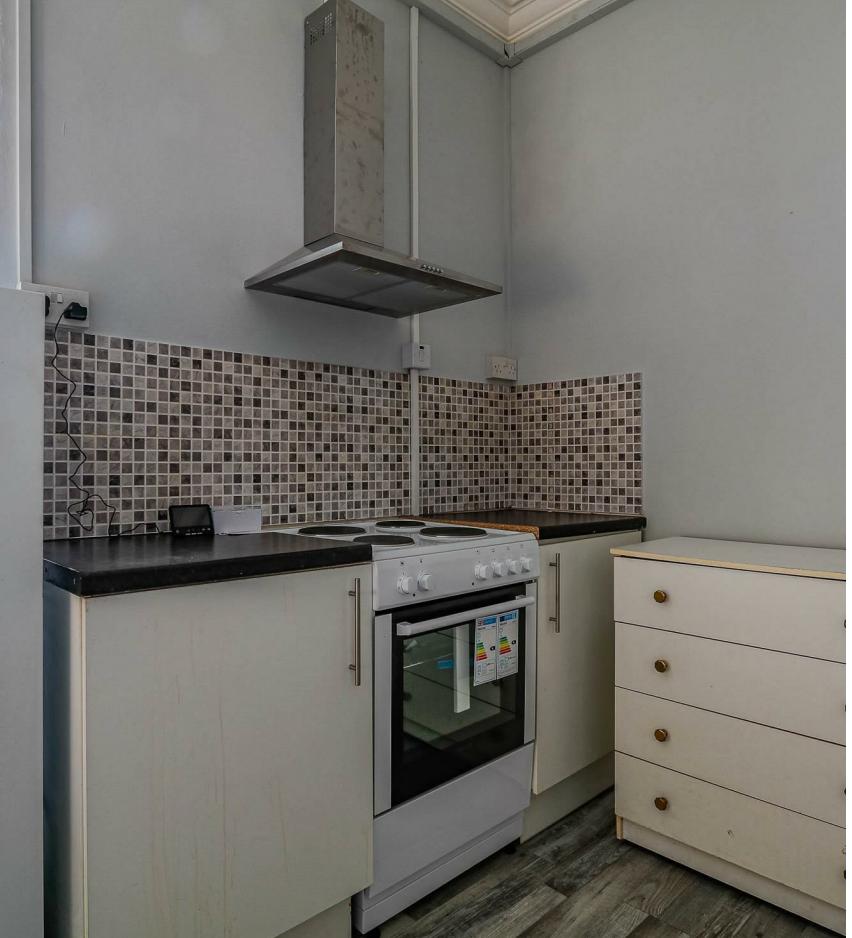


### PROPERTY SPECIALIST

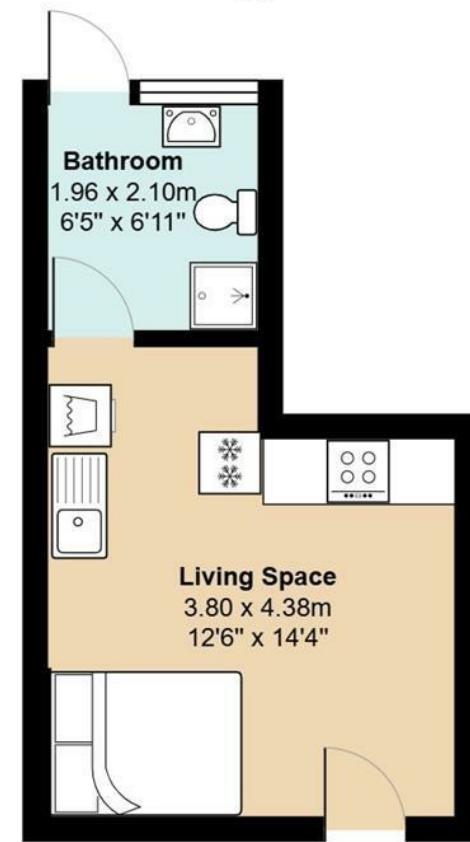
Mr Ryan Evans

[ryan@jeffreyross.co.uk](mailto:ryan@jeffreyross.co.uk)

Administrator



# Marlborough Road



Total Area: 19.5 m<sup>2</sup> ... 210 ft<sup>2</sup>  
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		
(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