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CARDIFF

VALE

CAERPHILLY

BRISTOL


*Marlborough Road*

PENYLAN



*Immaculate Two bedroom retirement apartment with en-suite in prime location*

Comments by Mrs Amanda Trinder



**Property Specialist**  
**Mrs Amanda Trinder**  
Senior valuer  
[amanda@jeffreycross.co.uk](mailto:amanda@jeffreycross.co.uk)



Comments by the Homeowner



Thomas Court



Total Area: 74.1 m<sup>2</sup> ... 797 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# Marlborough Road

Penylan, Cardiff, CF23 5EZ

Asking Price

**£290,000**



2 Bedroom(s)



1 Bathroom(s)



797.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

Communal Entrance Hall

Entrance Hall

Lounge / Dining Room 12'4 x 20' (3.76m x 6.10m)

Bedroom One 9'9 x 15'3 (2.97m x 4.65m)

Kitchen 7'4 x 8'9 (2.24m x 2.67m)

En- Suite Bathroom / Wet Room

Shower Room

Bedroom Two 9'2 x 13'11 (2.79m x 4.24m)

Tenure

Council Tax

Parking

Additional Information

- Service Charge includes-
- Cleaning of communal windows
  - Water rates for communal areas and apartments
  - Electricity, heating, lighting and power to communal areas
  - 24-hour emergency call system
  - Upkeep of gardens and grounds
  - Repairs and maintenance to the interior and exterior communal areas
  - Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance



Nestled in the charming area of Penylan, this immaculate assisted living apartment offers a perfect blend of comfort and convenience. Spanning an impressive 797 square feet, the property features two spacious double bedrooms, one of which boasts a private en-suite bathroom, ensuring a serene retreat for residents. The well-appointed lounge and dining room provide an inviting space for relaxation and socialising, making it ideal for both quiet evenings and entertaining guests, modern kitchen, modern en-suite bathroom with bath and shower, separate shower room and ample storage.

The apartment is situated in a prime location, with easy access to local shops, parks, and various amenities, allowing for a vibrant lifestyle. Residents will appreciate the benefits of assisted living, with 24-hour support available, ensuring peace of mind and security. This property is not just a home; it is a community designed for those seeking a supportive and engaging environment.

\*\* Chain Free \*\*



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