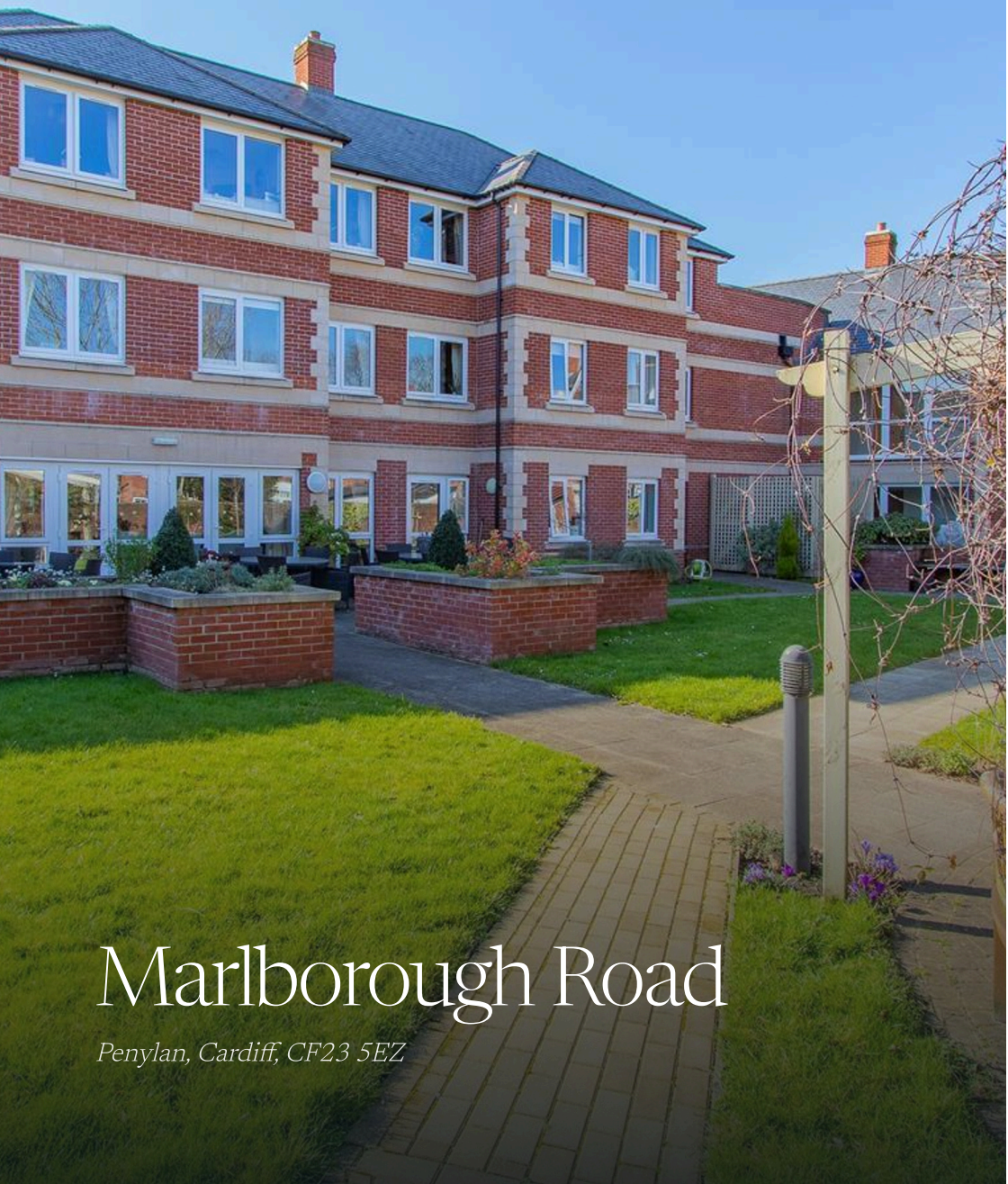


FOR SALE



Marlborough Road

Penylan, Cardiff, CF23 5EZ

PENYLAN, CARDIFF

Marlborough Road

Penylan, Cardiff, CF23 5EZ

ASKING PRICE

£265,000

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

797 SQ FT

797 FT2

SHOWER ROOM

ENSUITE BATHROOM

IMMACUALTE

NO CHAIN



THE PROPERTY

NO CHAIN * FIRST FLOOR * We are happy to offer for sale this immaculately presented 2 BEDROOM first floor flat in the very popular THOMAS COURT. Boasting two good size bedrooms, ensuite Wet room with bath, good storage, shower room, lounge diner and modern fitted kitchen. Further benefiting from built in wardrobes, underfloor heating This McCarthy & Stone development offers 24-hour support available, ensuring peace of mind and security. Benefiting a homeowners' lounge, guest suite, lift, function room, mobility scooter charging and store and laundry room. Located with easy access to public transport, local amenities and green spaces, including Roath Park with its lake, gardens and walking routes. Local amenities such as shops, cafés and everyday services can be found along nearby high streets in Roath and neighbouring areas of Cardiff.



INSIDE



ACCOMMODATION

ENTRANCE HALL

Two good size storage cupboards

SERVICE CHARGE & GROUND RENT

We have been informed the ground rent is £510 per year, & the service charge is £13,738.92 per year, which Includes Electricity, heating and lighting (communal areas) Underfloor heating in apartment Water and sewage Maintenance of building and gardens Building Insurance (review annually) Development staff Future maintenance fund Professional fees Emergency call system Income to Guest Suite and sundry income * but this is to be confirmed by your solicitor*

PROPERTY TYPE	FLAT/APARTMENT
INTERNAL AREA	797 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND E · ABOUT £2,461 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
EPC RATING	82 · POTENTIAL 82

Thomas Court



Total Area: 74.1 m² ... 797 ft²

All measurements are approximate and for display purposes only



Ramzy Bancroft

BRANCH MANAGER

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk