

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

MARLBOROUGH ROAD
PENYLAN







MARLBOROUGH ROAD

PENYLAN, CF23 5BX - £900 PCM

 1 Bedroom(s)  1 Bathroom(s)  sq ft

A cracking one bedroom flat on Marlborough Road – right in the heart of Penylan. For its price, it's a fantastic opportunity and offers double bedroom, separate fitted kitchen and large lounge as well as shower suite. To the lounge AND bedroom, the property benefits from characterful bay-fronted sash windows. The property is furnished. A lovely flat in such a popular, convenient location.

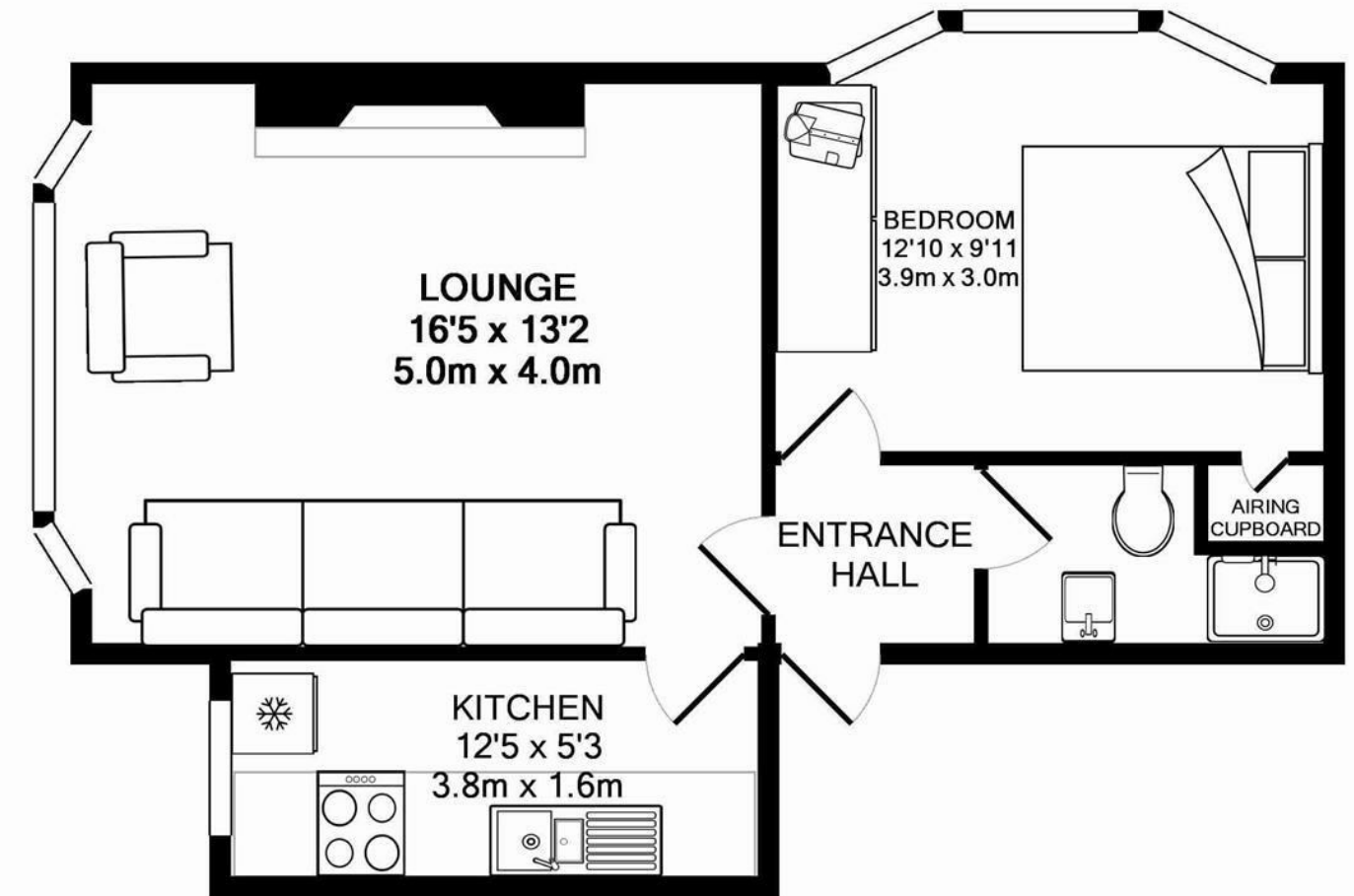
COUNCIL TAX BAND of B
EPC RATING E

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**
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TOTAL APPROX. FLOOR AREA 456 SQ.FT. (42.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	