

Flat 7, 1 Marlborough Road, Roath, Cardiff, CF23 5BT

£1,180

EPC Rating: Council Tax Band:



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Council Tax Band:

INCLUDES WATER RATES

This luxury two-bedroom apartment is ideally situated on Marlborough Road, just a short walk from Roath Park and the vibrant Albany Road, offering an excellent selection of shops, cafés, and local amenities.

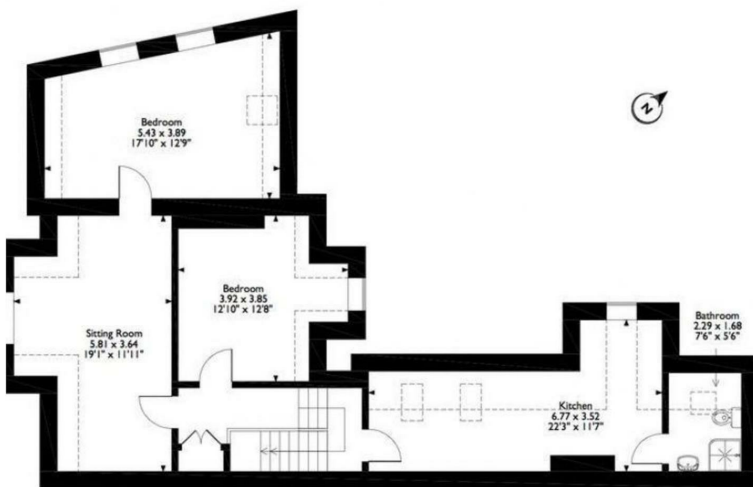
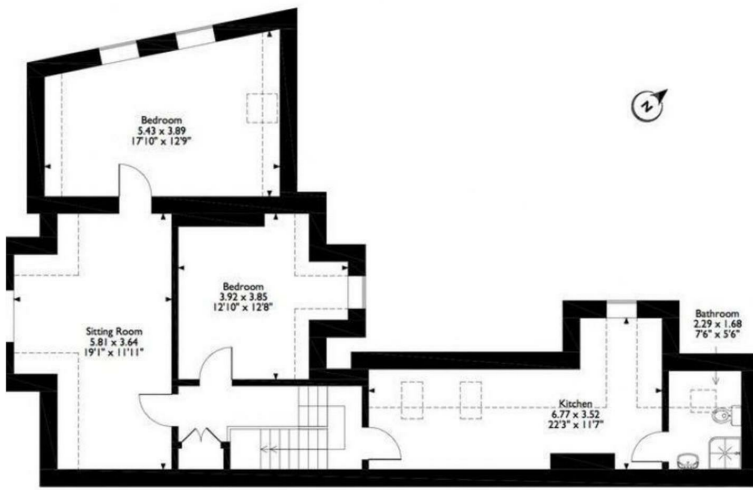
The property comprises a modern fitted kitchen with dining area, a separate contemporary living room complete with a wall-mounted flat-screen TV, two spacious double bedrooms (both with TVs), including a master bedroom with en-suite shower room, plus an additional stylish shower room.

This is a high-quality apartment in a sought-after location, perfect for professionals or mature students looking for comfortable and well-presented accommodation in Roath.





76 Woodville Road  
Cathays  
Cardiff  
CF24 4ED



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 