# Marlborough Road

PENYLAN

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CARDIFF VALE CAERPHILLY BRISTOL

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

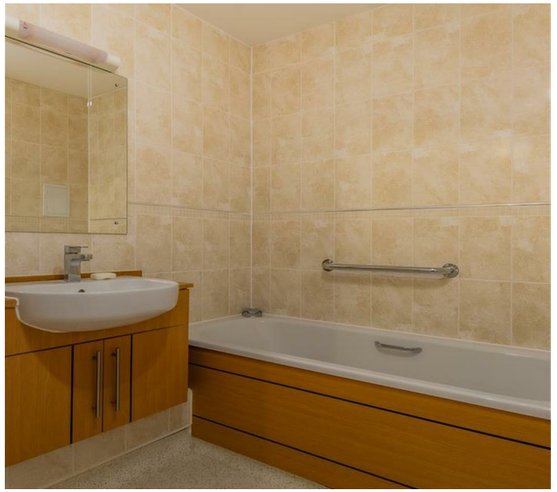
Comments by Mrs Amanda Trinder

**Property Specialist**

Mrs Amanda Trinder

Senior valuer

amanda@jeffreyross.co.uk

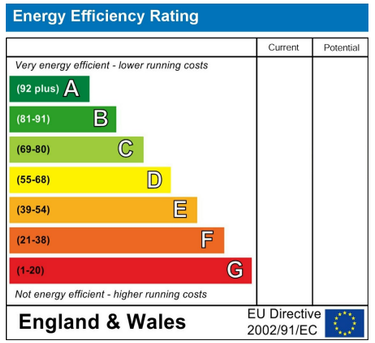



Comments by the Homeowner

Thomas Court

Total Area: 74.1 m² ... 797 ft²

All measurements are approximate and for display purposes only

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|---|
| 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<br>Band D |
| 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

# Marlborough Road

*Penylan, Cardiff, CF23 5EZ*

Offers Over

## £250,000

2 Bedroom(s) 1 Bathroom(s) 797.00 sq ft

Contact our
*Penylan Branch*
02920 499680

*** Priced To Sell Offers Over £250,000 *** 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.

** Recently decorated through-out and new carpets **

** Chain Free **