



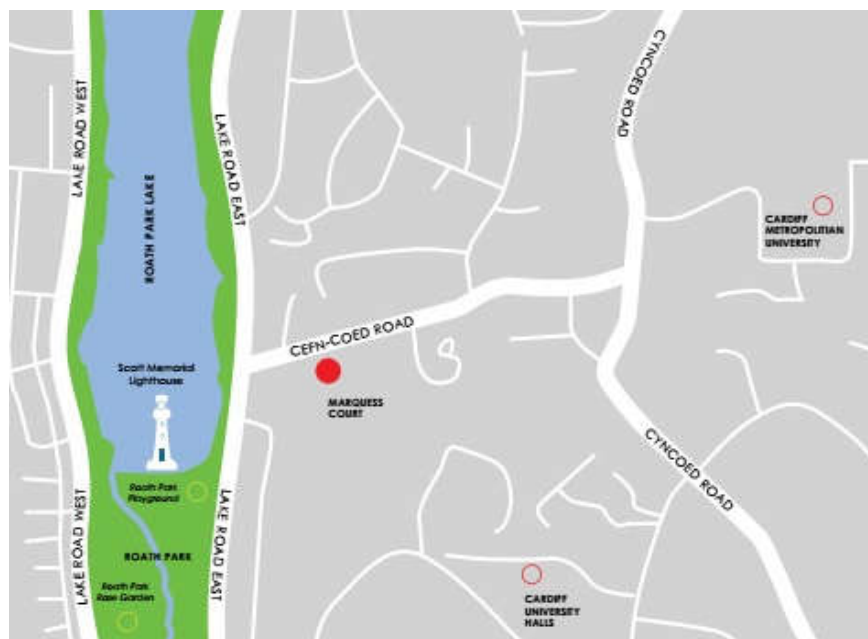
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## 1 Marquess Court, Cefn Coed Road, Cyncoed, Cardiff. CF23 6AQ



New, stylish and rare exciting development of 9 stunning luxury apartments in a secure gated development with under croft parking, a few minutes walk to Roath Park Lake, all local amenities, University Hospital of Wales, with excellent highway links to M4, A48 and A470 being within Cardiff High & Lakeside Primary School catchment. This garden lower ground floor apartment offers 1098 square feet of luxury accommodation, with patio and garden. Lifts to all floors. Completion anticipated August 2022. Early bird enquiries welcome. EPC Rating: B

**Price: £450,000**

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**Living/Dining Room 30'8" x 17'9" max.**

**Bedroom 1 15'4" x 11'7"**

**En Suite 6'9" x 6'10"**

**Bedroom 2 14'8" x 15'4"**

**Family Bathroom 5'5" x 7'5"**

**Directions**

Travelling along Lake Road East with the lake on your right, prior to reaching the Scott Memorial and promenade, bear left into Cefn Coed Road, whereby Marquess Court will be found a short distance on the right hand side.

**Viewers Material Information:**

1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department ([www.cardiff.gov.uk](http://www.cardiff.gov.uk)) before making any transactional decision.

2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from London & Country Mortgages, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.

3) Please note that if the property is currently within Cardiff High School catchment area, there is no guarantee that your child or children will be enrolled at Cardiff High School, if requests, for places become over-subscribed. Any interested parties should make their own enquiries with Cardiff County Council Education Department [www.cardiff.gov.uk](http://www.cardiff.gov.uk) before making a transactional decision.

4) Pet Laws: Small pets allowed on application, permission to be obtained from the Management Company, who have the right to revoke permission, if there is a breach.

5) Lettings: Letting to be permitted but only on Standard Occupation Contract.

6) The measurements and drawings are indicative of the final build, but may vary upon completion.

**Tenure: Leasehold, 250 years, ground rent £250 per annum (Vendors Solicitor to confirm).**

**Maintenance Charge per annum: To be finalised but would cover building insurance, window cleaning, garden maintenance, lift, garden gate upkeep and any other items in communal use.**

**Ref: TF/4881073**

**Council Tax Band: To be assessed.**

**Viewing strictly by prior appointment.**

**All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.**

