



Apartment 9, Marquess Court, , Roath , CF23 6AQ £995,000



"This beautiful tree lined, 30 acre man-made lake is a popular location, providing a wide range of horticultural interest, nature conservation and activities to delight today's visitors."

- Executive Style Home
- Penthouse Apartment
- Three Bathrooms
- 3/4 Bedrooms
- Walking Distance to City Centre
- Water Views
- Spacious Open Plan Lounge/Kitchen
- EPC Rating TBC

Description...

The development consists of 9 units with the penthouse being the very best in city living. The apartment boasts Three bedrooms with the option of turning a multipurpose room into a 4th if ever required as well as three bathrooms including the en-suite. With Landscape views of the lake, The tree tops and the city skyline this really is a rare opportunity to own something breath taking. There is no shortage of amenities with Cafes, Restaurants, Artisan bakeries and excellent transport links to the M4 and A470. The Property sits within catchment areas to both Primary and secondary schools. Each apartment will have its on designated parking facility and options for electric car charging facilities too. All Floors are accessible by stairs & Lift. The penthouse foot print is 2373 sqft. To View this property please contact a member of the sales team on 02920456444.

Accommodation...



Apartment 9

| FLOOR | BEDROOMS | AREA | |
|-------------|----------|--------------------|---------|
| First Floor | 3 | 220 m ² | 2373 SF |

| ROOM | DIMENSIONS | |
|-----------------|-------------|----------------|
| | METRIC | IMPERIAL |
| 1 Lobby | 6.7m x 4.1m | 28'8" x 13'3" |
| 2 Living/Dining | | |
| 3 Kitchen | 9.4m x 9.7m | 30'10" x 31'9" |
| 4 Bedroom 1 | 4.3m x 4m | 14' x 19'7" |
| 5 Bathroom 1 | 3.2m x 2.6m | 10'7" x 8'7" |
| 6 Bedroom 2 | 5m x 4.1m | 16'4" x 13'4" |
| 7 Bedroom 3 | 6.7m x 4.1m | 22' x 13'3" |
| 8 Ensuite | 3m x 2.7m | 9'11" x 9' |
| 9 Bathroom 2 | 2.5m x 4.1m | 8'11" x 13'7" |
| 10 Utility | 3m x 1.3m | 9'11" x 4'2" |
| 11 Stair | 4.7m x 4.2m | 15'4" x 13'11" |
| 12 Toilet | 1.6m x 1.4m | 5'3" x 4'6" |
| 13 Court Yard | 3.8m x 2.6m | 12'7" x 8'9" |
| 14 Balcony 2 | 7.5m x 1.6m | 24'9" x 5'4" |
| 15 Balcony 2 | 9.1m x 3.3m | 30' x 10'8" |


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Predicted EPC Rating: A

These predictions were prepared from preliminary plans and specifications before the completion of the properties. These predictions, together with any images that they contain, are intended only as a guide and for illustrative purposes only.

Floorplan

Energy Rating

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