



Marquess Court

LUXURY APARTMENTS IN A STUNNING LOCATION



Marquess Court

Marquess Court is a stunning development of nine self-contained luxury apartments occupying one of Cardiff's most desirable locations.

There are 6 two-bedroom and 3 three-bedroom units, and residents can have peace of mind knowing the site is secure gated.

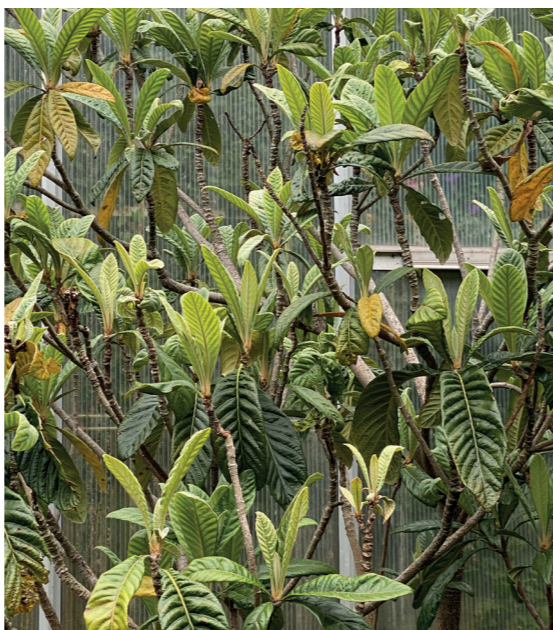
The facade, with its red brickwork, gable features and bay windows, is a tasteful nod to the surrounding period architecture in this conservation area - but behind it the architects have gone full 21st century offering the kind of clean, sleek design that appeals to modern living.

There is lift access to all floors, and most apartments have balconies and/or courtyards for a taste of the alfresco lifestyle.

Floor space ranges from 1,074 sq. ft. to 2,373 sq. ft. for the largest apartment, with prices starting at £425,000 and going up to £800,000.

Given that the UK is embracing a 'green revolution' with the eventual phasing out of petrol and diesel vehicles, it is reassuring that Marquess Court has car charging points. On-site underground parking also means residents can avoid the stress of finding a place to park in the street.

Completion anticipated Spring 2022



When it comes to property it's all about "location, location, location", or so the saying goes, and Marquess Court is no exception perched as it is overlooking Cardiff's beautiful 30-acre Roath Park Lake.

Cyncoed is one of the capital's most sought-after suburbs and homes this close to the lake are at a premium. The proximity is perfect for anyone who fancies going for a stroll, feeding the ducks or visiting the popular waterside cafe. With its iconic Scott memorial clock tower, tumbling cascade, islands and boating facilities it's easy to see why the lake has been such a draw for generations of Cardiffians.

Of course, there is more to Roath Park than just the lake. To the north are the wild gardens, a woodland area where it's easy to forget the urban surrounds while walking winding paths under the tree canopy. On the other side of the lake is a children's playground,

well-tended rose garden and a quirky conservatory crammed with tropical plants and a pond that is home to terrapins and koi carp. Further south are the pleasure gardens, featuring public tennis courts and bowling greens, while the recreation ground offers wide open spaces.

All these amenities are within comfortable walking distance of Marquess Court, as is bustling Wellfield Road, renowned locally for its independent retailers, cafes and restaurants.

Marquess Court enjoys excellent highway links to the M4, A48 and A470 and is close to Wales' premier hospital, the University Hospital of Wales. It also falls within the catchment area of the highly regarded Cardiff High and Lakeside Primary School.



"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."



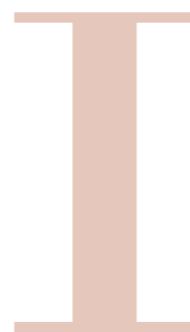


Apartment 1

SOLD

FLOOR	BEDROOMS	AREA	
Lower Ground Floor	2	102 m ²	1098 ft ²

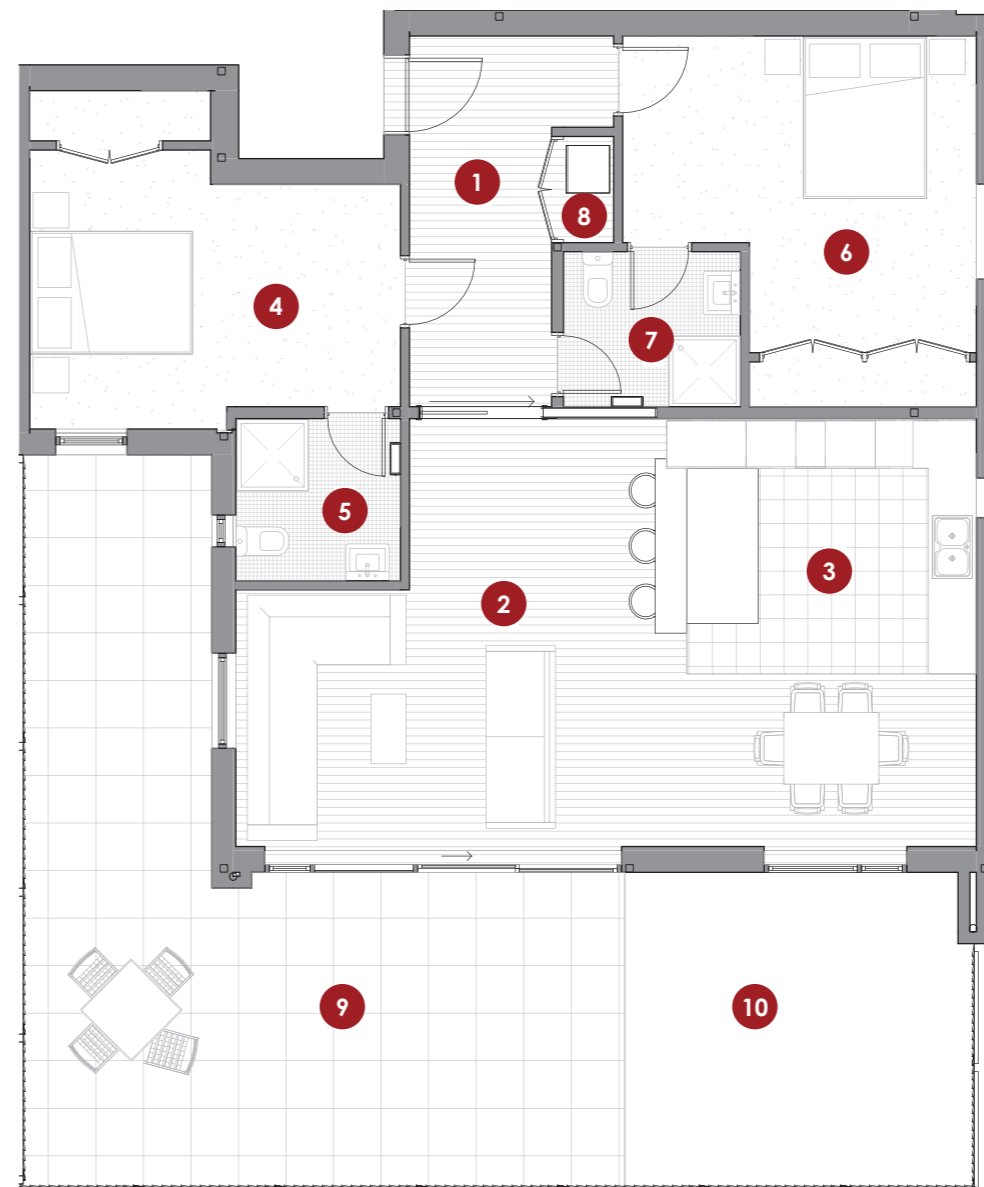
ROOM	DIMENSIONS	
	METRIC	IMPERIAL
1 Lobby	2.6m x 4.7m	8'6'' x 15'4''
2 Living/Dining	9.3m x 5.4m	30'8'' x 17'9''
3 Kitchen	3.5m x 4.7m	15'4'' x 11'7''
4 Bedroom 1	2m x 2.1m	6'9'' x 6'10''
5 Ensuite 1	4.5m x 4.7m	14'8'' x 15'4''
6 Bedroom 2	2.3m x 2m	6'5'' x 7'5''
7 Bathroom	0.6m x 1.3m	2'1'' x 4'5''
8 Utility	7.6m x 9.2m	24'10'' x 30'3''
9 Patio	4.4m x 4m	14'5'' x 13'2''
10 Garden		



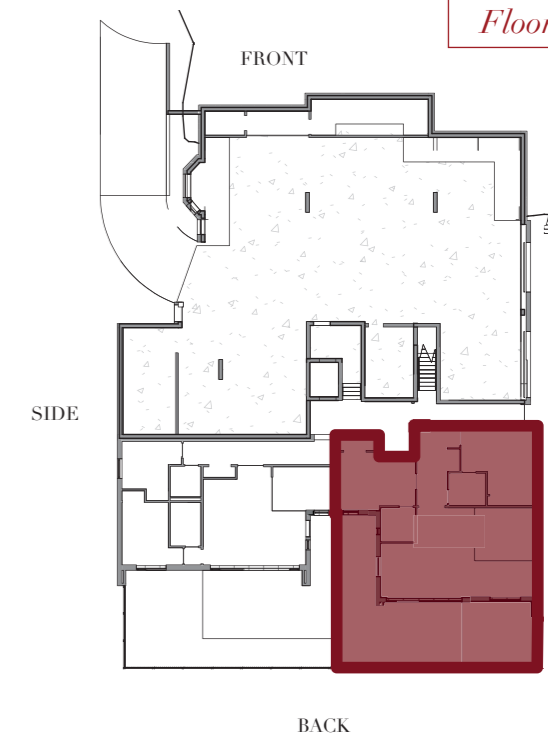
Predicted EPC Rating: B

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

Apartment Floor Plan



Lower Ground Floor Plan



Back View





Apartment 2

SOLD

2

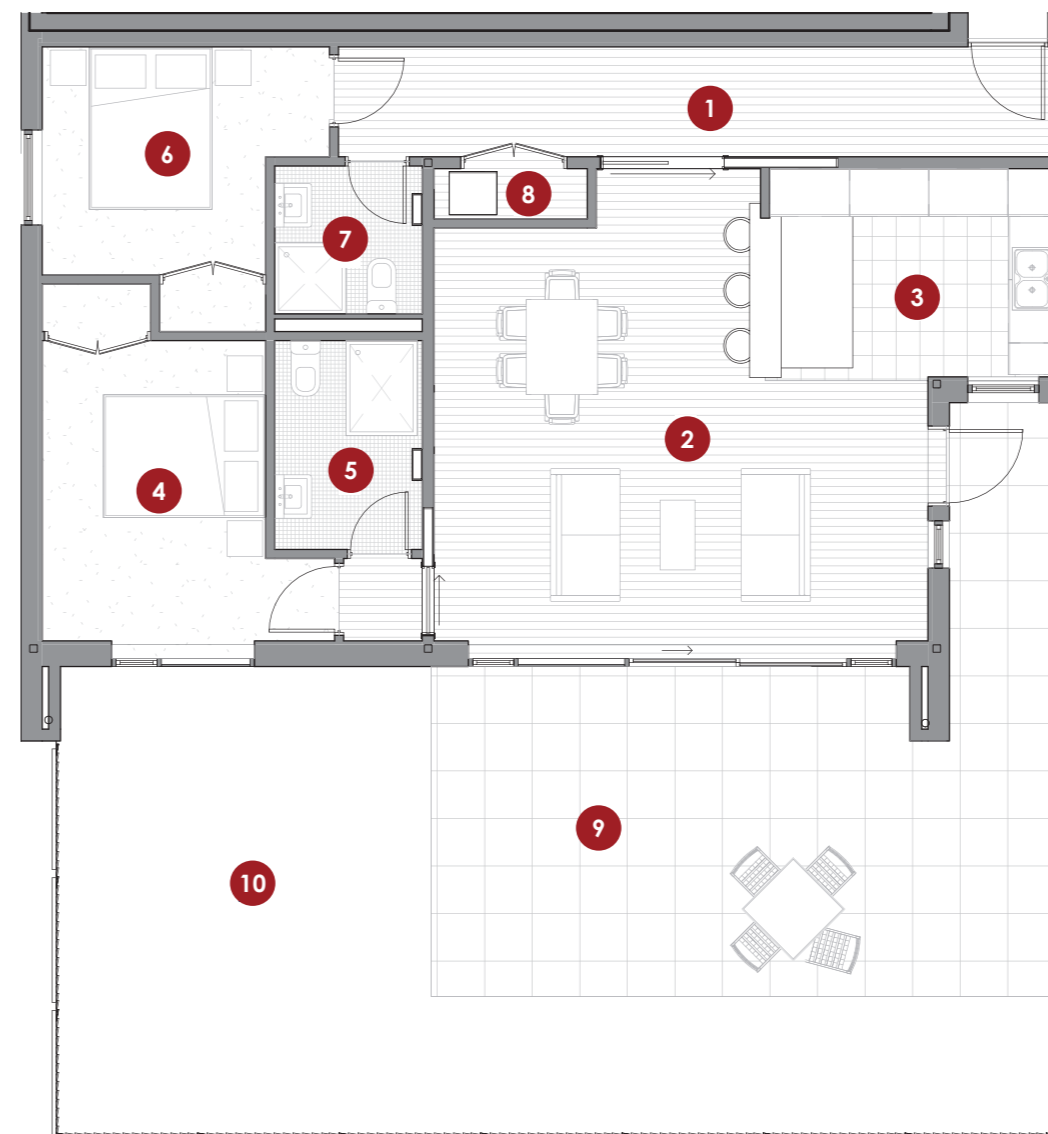
Predicted EPC Rating: B

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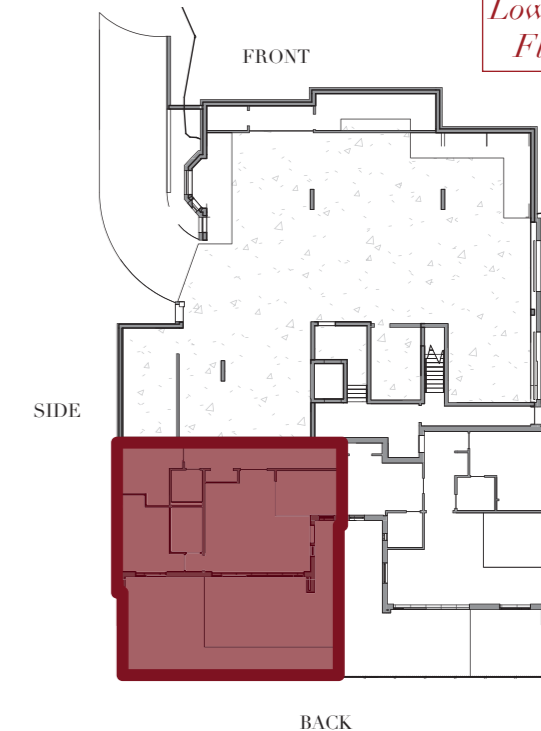
FLOOR	BEDROOMS	AREA	
Lower Ground Floor	2	90 m ²	1074 ft ²

ROOM	DIMENSIONS	
	METRIC	IMPERIAL
1 Lobby	1.4m x 9.1m	4'7" x 29'8"
2 Living/Dining	5.9m x 7.8m	19'6" x 25'9"
3 Kitchen	4.5m x 3.7m	14'9" x 12'11"
4 Bedroom 1	2.6m x 1.9m	8'8" x 6'11"
5 Ensuite 1	3.6m x 3.6m	11'9" x 11'11"
6 Bedroom 2	1.9m x 1.9m	6'1" x 6'2"
7 Bathroom	0.6m x 1.9m	2'1" x 6'4"
8 Utility	7.5m x 8m	24'7" x 26'5"
9 Patio	6m x 12.8m	19'7" x 41'11"
10 Garden		

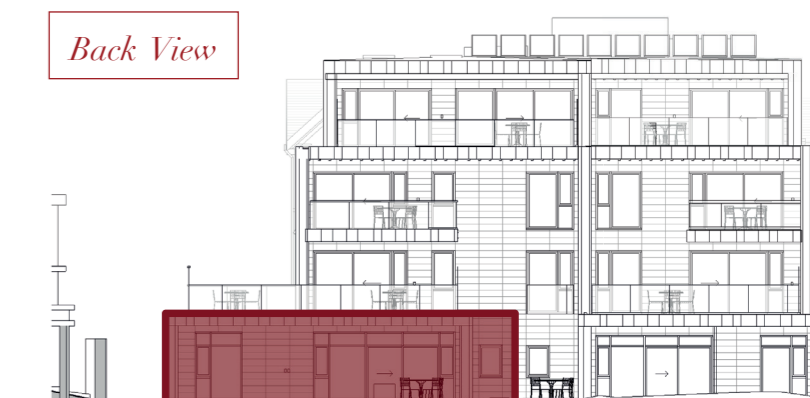
Apartment Floor Plan



Lower Ground Floor Plan



Back View





Apartment 3

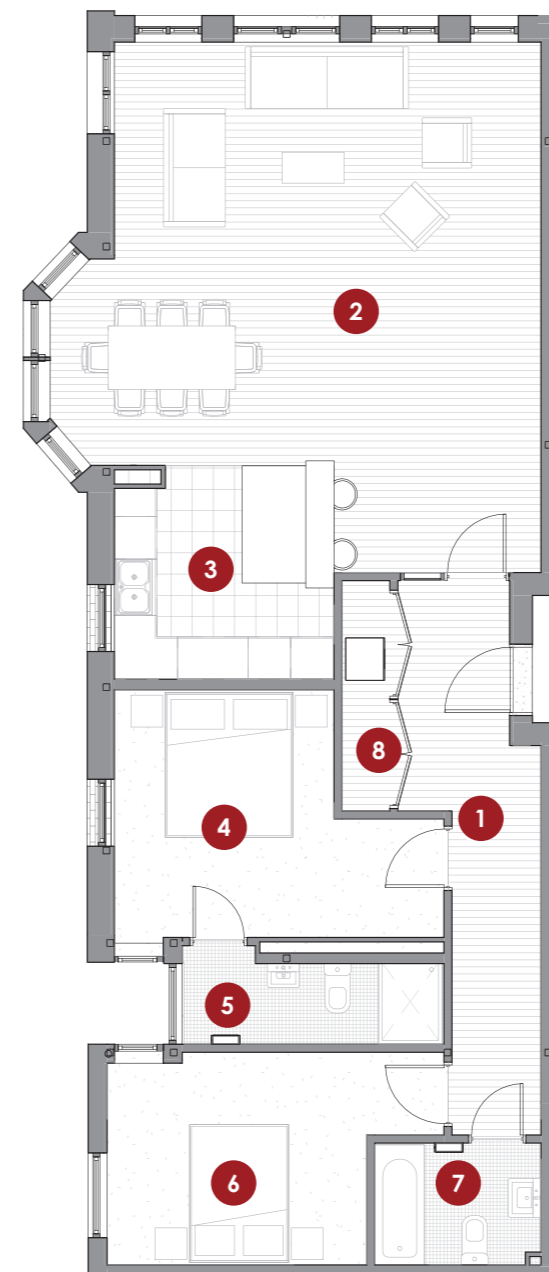
FLOOR	BEDROOMS	AREA	
Ground Floor	2	105 m ²	1130 ff ²

ROOM	DIMENSIONS	
	METRIC	IMPERIAL
1 Lobby	2m x 7.8m	6'8" x 25'9"
2 Living/Dining	6.9m x 9m	22'9" x 29'7"
3 Kitchen	4.7m x 3.5m	15'4" x 11'6"
4 Bedroom 1	3.7m x 1.1m	12'1" x 3'9"
5 Ensuite 1	4.8m x 3m	15'8" x 9'11"
6 Bedroom 2	2.4m x 1.7m	7'9" x 5'8"
7 Bathroom	0.7m x 3.3m	2'3" x 10'8"
8 Utility		

3

Predicted EPC Rating: B

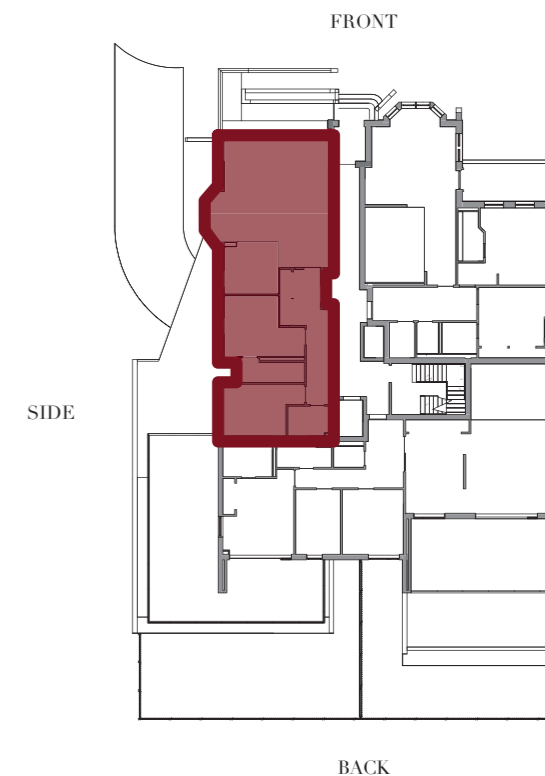
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Apartment Floor Plan



Side View



Ground Floor Plan



Apartment 4

SOLD

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Predicted EPC Rating: B

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FLOOR	BEDROOMS	AREA	
Ground Floor	2	117 m ²	1259 ff ²

ROOM	DIMENSIONS	
	METRIC	IMPERIAL
1 Lobby	6.1m x 1.9m	19'11" x 6'4"
2 Living/Dining	5.3m x 10.3m	17'4" x 33'9"
3 Kitchen	5.5m x 4.5m	17'11" x 14'9"
4 Bedroom 1	1.5m x 2.9m	4'10" x 9'5"
5 Ensuite 1	4.2m x 4.1m	13'11" x 13'5"
6 Bedroom 2	2m x 1.8m	6'8" x 5'11"
7 Ensuite 2	1.5m x 2.1m	4'10" x 6'9"
8 Utility	1.3m x 1.8m	4'1" x 5'11"
9 Toilet	5.4m x 2.2m	17'10" x 7'2"
10 Balcony		





Apartment 5

FLOOR	BEDROOMS	AREA	
Ground Floor	3	134 m ²	1442 ft ²

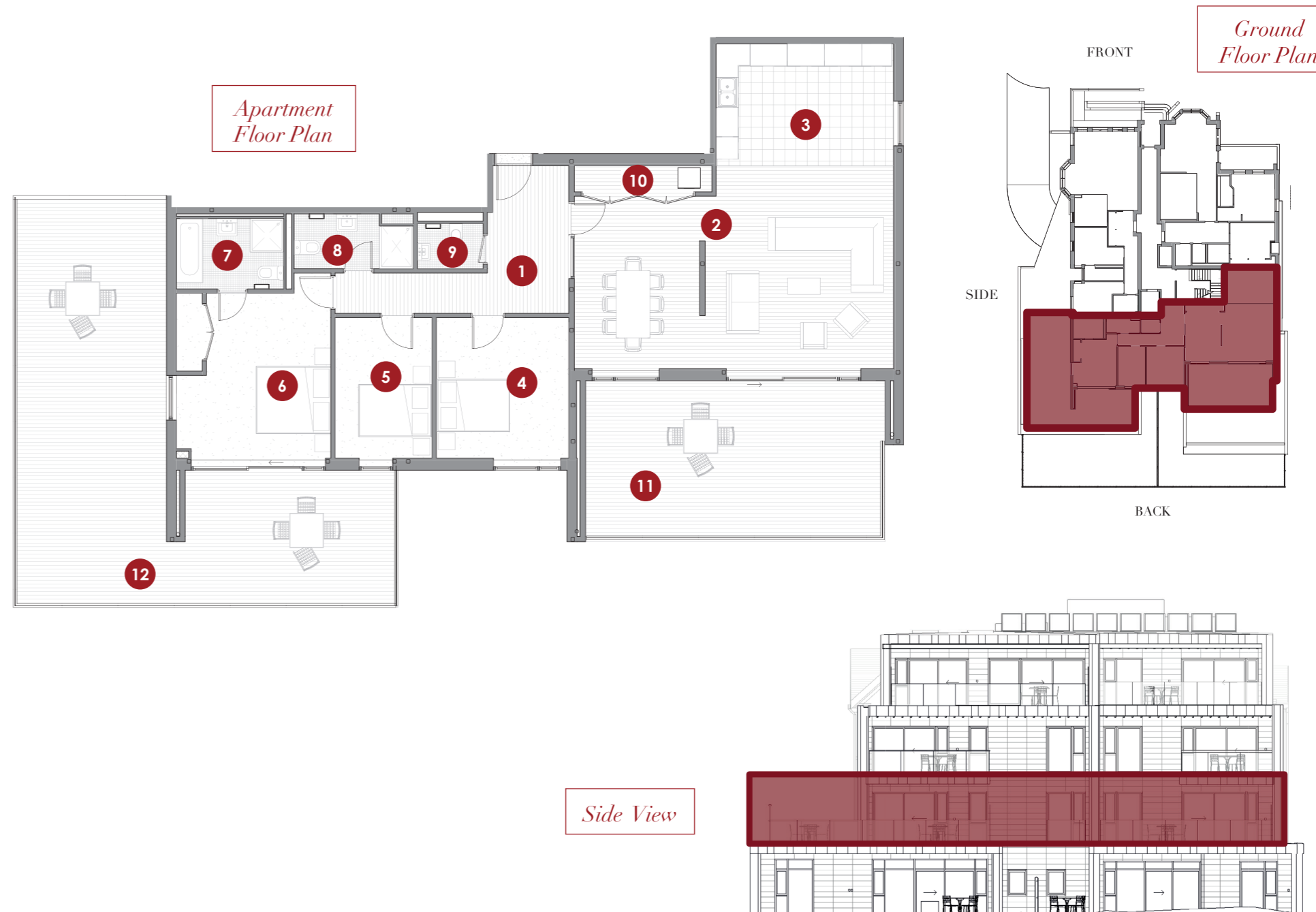
	ROOM	DIMENSIONS	
		METRIC	IMPERIAL
1	Lobby	6.3m x 4m	20'7" x 13'
2	Living/Dining	8.6m x 8.7m	28'1" x 28'7"
3	Kitchen	3.5m x 3.8m	11'7" x 12'4"
4	Bedroom 1	2.6m x 3.8m	8'6" x 12'4"
5	Bedroom 2	4.1m x 4.4m	13'7" x 14'6"
6	Bedroom 3	2.9m x 1.9m	9'5" x 6'2"
7	Ensuite	3.2m x 1.5m	10'2" x 4'10"
8	Bathroom	1.8m x 1.2m	5'9" x 4'
9	Toilet	3.7m x 0.7m	12'1" x 2'4"
10	Utility	8m x 4.2m	26'4" x 13'10"
11	Balcony 1	10.2m x 10.9m	33'6" x 35'9"
12	Balcony 2		

SOLD

5

Predicted EPC Rating: B

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Apartment 6

FLOOR	BEDROOMS	AREA	
First Floor	2	101 m ²	1087 ft ²

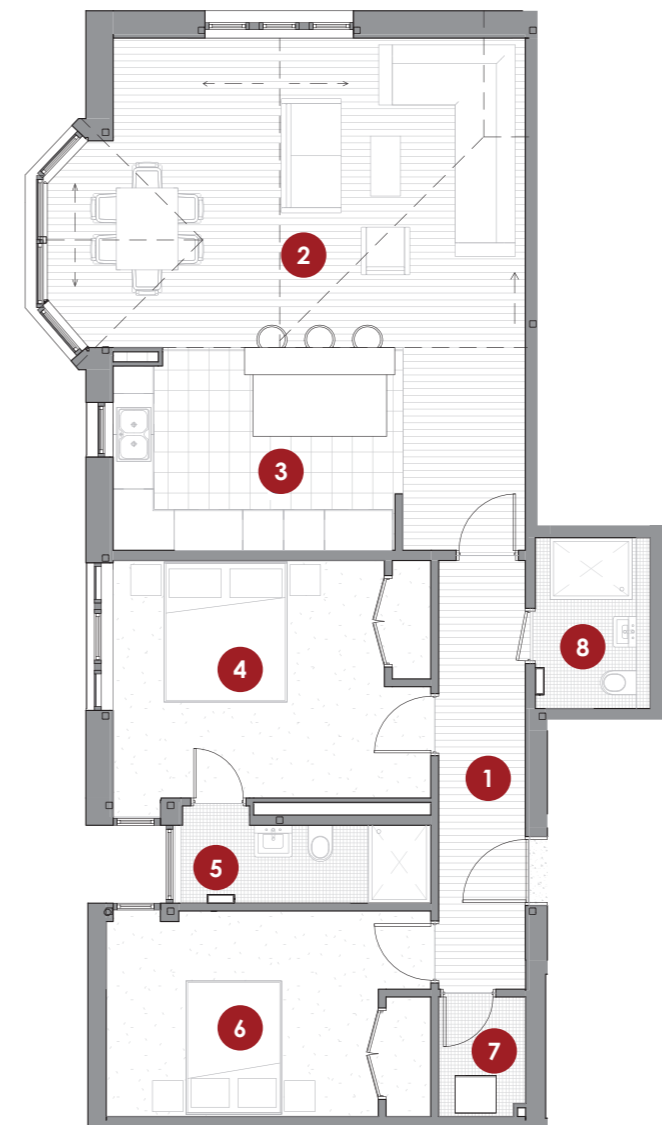
	ROOM	DIMENSIONS	
		METRIC	IMPERIAL
1	Lobby	1.3m x 6.3m	4'2" x 20'7"
2	Living/Dining	7m x 7.5m	22'11" x 24'7"
3	Kitchen	4.7m x 3.5m	15'3" x 11'5"
4	Bedroom 1	3.6m x 1.1m	12' x 3'9"
5	Ensuite	4.8m x 3m	15'7" x 9'11"
6	Bedroom 2	1.3m x 1.8m	4'2" x 5'9"
7	Utility	1.7m x 2.5m	5'6" x 8'3"
8	Bathroom		

6

Predicted EPC Rating: B

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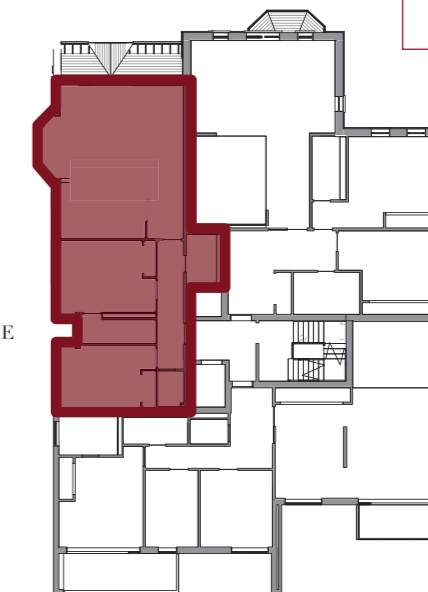
Apartment Floor Plan



FRONT

First Floor Plan

SIDE



BACK

Side View





Apartment 7

SOLD

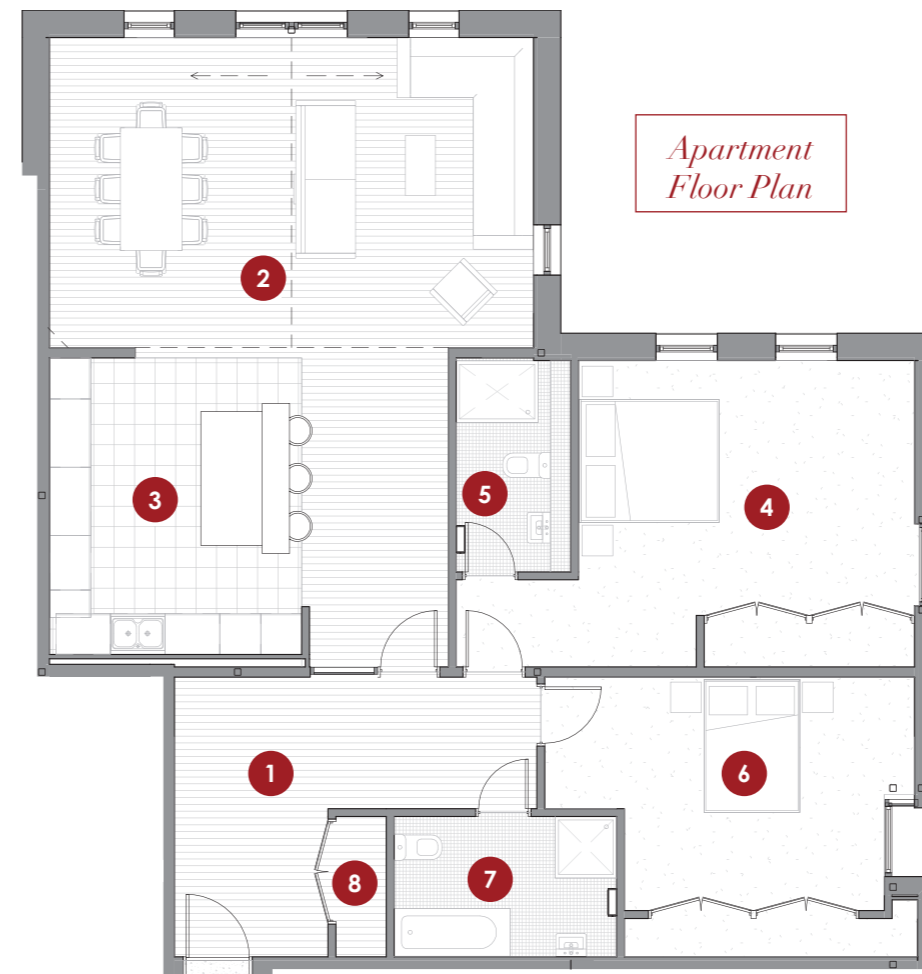
7

FLOOR	BEDROOMS	AREA	
First Floor	2	136 m ²	1464 ft ²

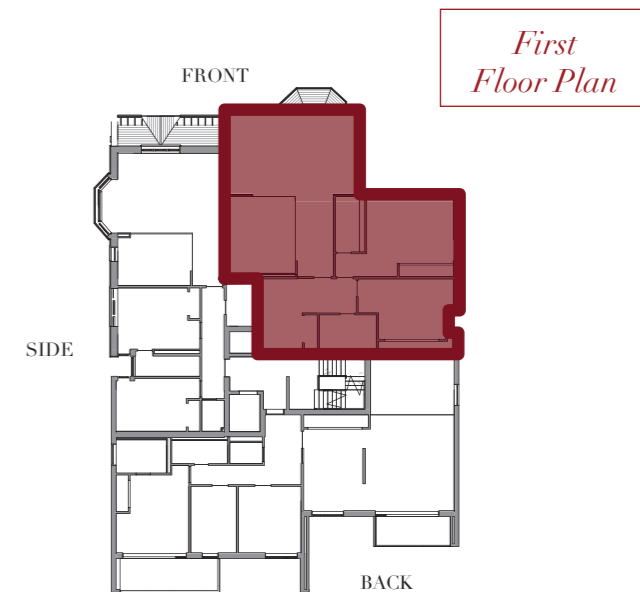
	ROOM	DIMENSIONS	
		METRIC	IMPERIAL
1	Lobby	5.3m x 4.1m	17'5" x 13'5"
2	Living/Dining	7.1m x 9.2m	23'3" x 30'3"
3	Kitchen	6.7m x 4.5m	22' x 14'9"
4	Bedroom 1	1.7m x 3.1m	5'6" x 10'2"
5	Ensuite	5.4m x 4.1m	17'9" x 13'5"
6	Bedroom 2	3.3m x 2.1m	10'8" x 6'9"
7	Bathroom	0.7m x 2.1m	2'5" x 6'9"
8	Utility		

Predicted EPC Rating: B

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Apartment Floor Plan



First Floor Plan



Front View



Apartment 8

SOLD

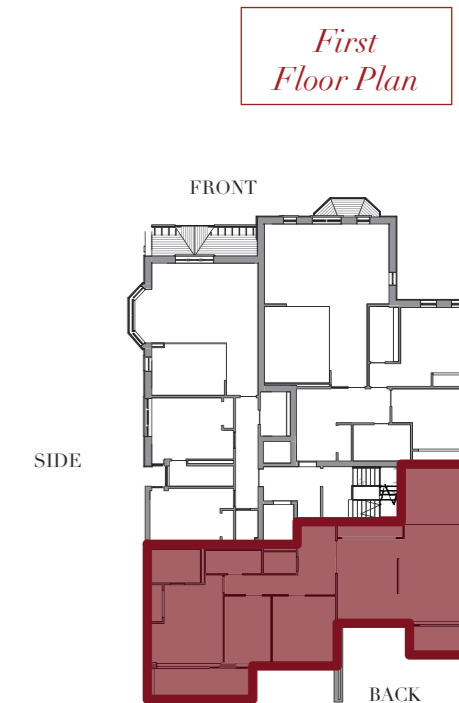
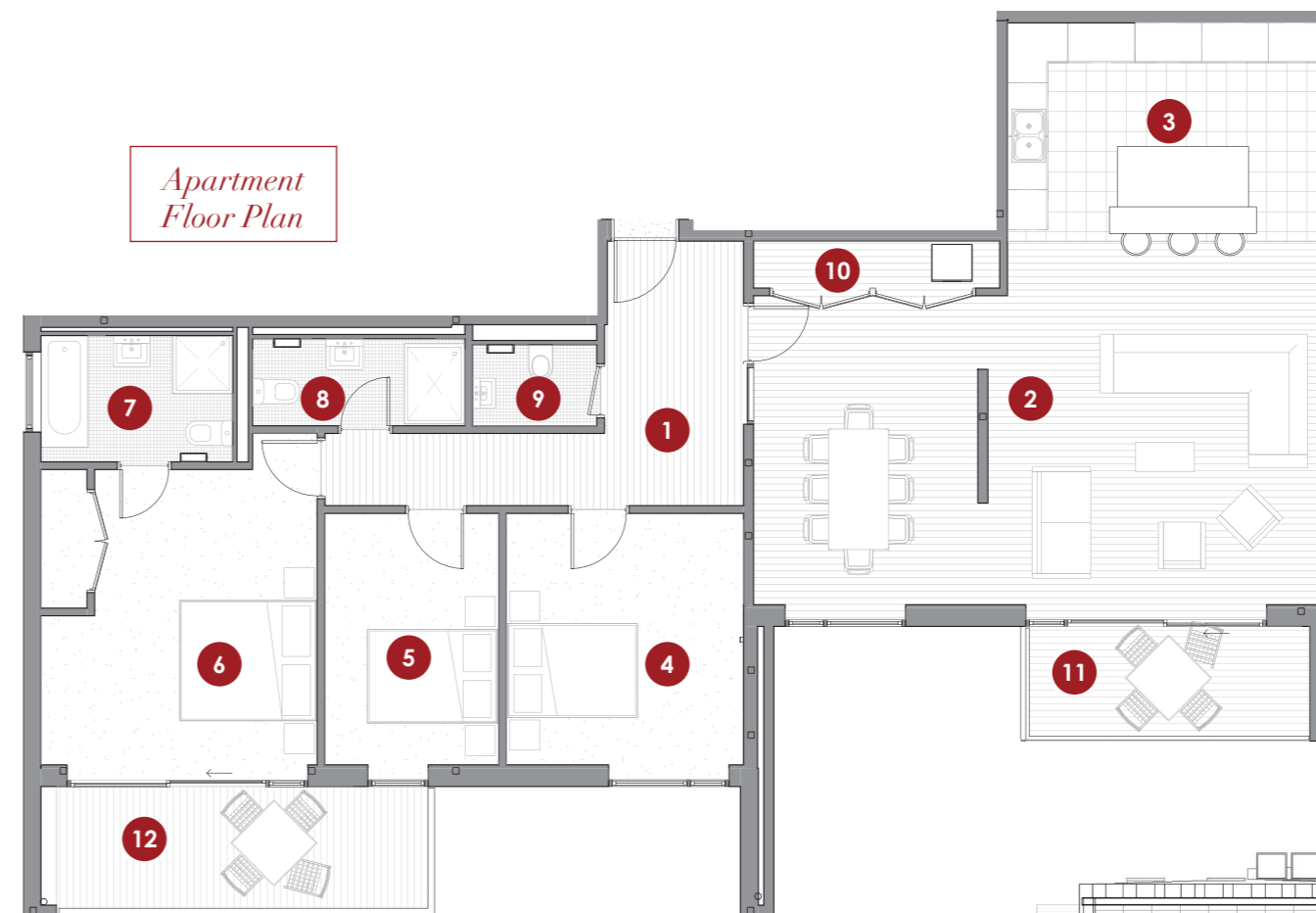
8

Predicted EPC Rating: B

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FLOOR	BEDROOMS	AREA	
First Floor	3	134 m ²	1442 ft ²

ROOM	DIMENSIONS	
	METRIC	IMPERIAL
1 Lobby	6.3m x 4m	20'7" x 13'
2 Living/Dining	8.6m x 8.7m	28'1" x 28'7"
3 Kitchen		
4 Bedroom 1	3.5m x 3.8m	11'8" x 12'4"
5 Bedroom 2	2.6m x 3.8m	8'6" x 12'4"
6 Bedroom 3	4.1m x 4.4m	13'6" x 14'6"
7 Ensuite	2.9m x 1.9m	9'5" x 6'2"
8 Bathroom	3.2m x 1.3m	10'5" x 4'3"
9 Toilet	1.9m x 1.2m	6'1" x 4'
10 Utility	3.7m x 0.7m	2'4" x 12'1"
11 Balcony 1	4.3m x 1.7m	14'2" x 5'7"
12 Balcony 2	5.8m x 1.8m	19' x 6'



Back View





Apartment 9

FLOOR	BEDROOMS	AREA	
First Floor	3	220 m ²	2373 ft ²

ROOM	DIMENSIONS	
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	METRIC	IMPERIAL
1 Lobby	8.7m x 4.1m	28'8" x 13'5"
2 Living/Dining	9.4m x 9.7m	30'10" x 31'9"
3 Kitchen	4.3m x 6m	14' x 19'7"
4 Bedroom 1	3.2m x 2.6m	10'7" x 8'7"
5 Bathroom 1	5m x 4.1m	16'4" x 13'6"
6 Bedroom 2	6.7m x 4.1m	22' x 13'5"
7 Bedroom 3	3m x 2.7m	9'11" x 9'
8 Ensuite	2.5m x 4.1m	8'1" x 13'7"
9 Bathroom 2	3m x 1.3m	9'11" x 4'2"
10 Utility	4.7m x 4.2m	15'4" x 13'11"
11 Snug	1.6m x 1.4m	5'3" x 4'6"
12 Toilet	3.8m x 2.6m	12'7" x 8'5"
13 Court Yard	7.5m x 1.6m	24'9" x 5'4"
14 Balcony 2	9.1m x 3.3m	30' x 10'8"
15 Balcony 2		

SOLD

9

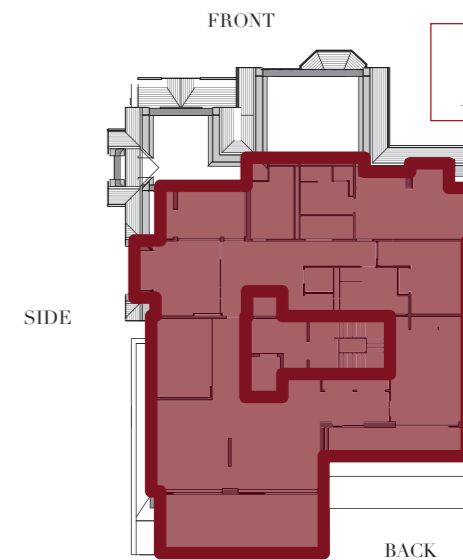
Predicted EPC Rating: A

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Apartment Floor Plan



First Floor Plan



Back View





Bespoke Specifications

Marquess Court has been carefully crafted by award winning architects to re-establish the visual external character features of a Victorian Manor House in this sought after Conservation area, with space, natural lighting, enjoyable vistas, complemented by high standard contemporary fittings for carefree modern day living.

Purchasers will have the opportunity to customise their apartment with a selection of bespoke, high quality internal features and fittings, from doors and flooring, to choosing a feature wall colour. A selection of kitchen appliances and work surfaces are also available to ensure each home is unique to its owner.

Please speak to a sales representative, who will advise on timescales to ensure what choices* are available at the time of reservation.

*All choices are subject to build programme.

Kitchen

- A bespoke space created by Sigma 3 Kitchens

Work Surfaces

- Silestone by Prostone with matching upstands

Appliances

Fully integrated Neff appliances including:

- Single Slide & Hide Oven
- Microwave
- Fridge Freezer
- Dishwasher
- 4 Burner Induction Hob
- Island Hood
- Freestanding Washing Machine & Tumble Dryer
- Leesti 1.5 Bowl (4 Colours)
- Landis Chrome Tap
- Quooker Flex Boiling Tap (Upgrade option)

Bathroom

- Sanitary ware by Mayflower Bathrooms
- Porcelain and ceramic floor and wall tiles
- Heated chrome towel rail in all bathrooms

Electrical

- TV points to living area and bedrooms
- Downlighters throughout
- Video entry intercom

Decor

- Painted white walls and ceilings with a choice of coloured feature wall
- Contemporary wooden internal doors
- Moulded skirtings and architraves
- Brushed stainless steel sockets and switches
- A selection of wardrobes to all bedrooms

Floor Finishes

- Porcelain or Ceramic tiles
- Oak engineered flooring
- Underfloor heating throughout

General

- Gated development
- Powder coated composite double glazed windows
- Ventilation system
- Patio, balcony or terrace, with glass balustrade (apartments 1, 2, 4, 5, 8 & 9)
- Secure private parking space
- Provision for charging electric cars
- Lifts accessible to all floors
- Landscaped exterior communal areas
- Fire detection and sprinkler system throughout the apartments
- 10-year new home warranty





Marquess Court



VIEWERS MATERIAL INFORMATION

1. 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 before making a transactional decision.
2. 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.
3. Lettings: Letting to be permitted but only on Standard Occupation Contract.
4. The measurements and drawings are indicative of the final build, but may vary upon completion.
5. Tenure: Leasehold, 250 years, ground rent £250 per annum (Vendors Solicitor to confirm).
6. 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.
7. Council Tax Band: To be assessed.
8. Predicted EPC Ratings: Apartments 1-8 (B rating) and apartment 9 (A rated).



W www.scimitarhomes.com

Disclaimer

1. Particulars contained in this brochure are for illustration only and may therefore not represent the actual specifications at our 'Marquess Court' development.
2. We operate a policy of continuous product development and individual feature such as elevational treatments and interior fittings may vary from time to time. Consequently these particulars should be treated as a guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescription Act 1991. Nor do they constitute a contract, part of a contract, or a warranty.



T 029 2076 6538
E cyncoed@kelvinfrancis.com
W www.kelvinfrancis.com

Disclaimer

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

VIEWING STRICTLY BY PRIOR APPOINTMENT