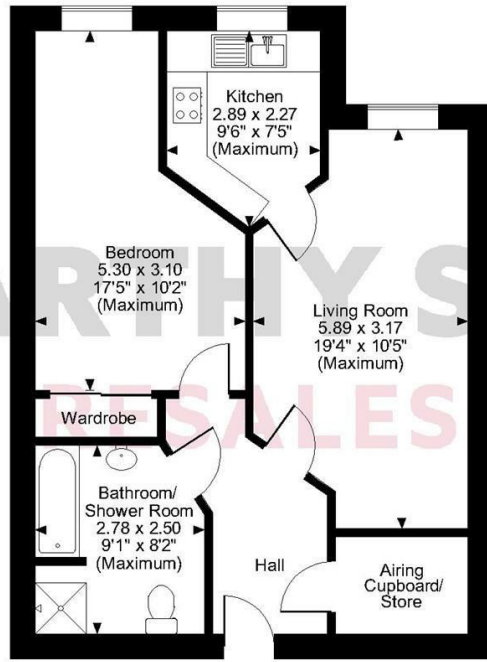
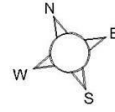


Thomas Court, Marlborough Road, Cardiff  
 Approximate Gross Internal Area  
 577 Sq Ft/54 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

## 32 THOMAS COURT MARLBOROUGH ROAD, CARDIFF, CF23 5EZ



### COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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		

# McCARTHY STONE RESALES

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A beautifully presented, first floor retirement apartment, with lift access to all floors and lovely views over the communal gardens.

**ASKING PRICE £210,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# THOMAS COURT, MARLBOROUGH ROAD, CARDIFF, GLAMORGAN, CF23 5EZ

## INTRODUCTION

Situated on the first floor, this is a very well presented one bedroom apartment with an outlook over the landscaped communal gardens and a lift service providing access to the excellent facilities of this ever-popular development. A good-sized living room has a focal point fireplace, there is an excellent fitted kitchen with a significant range of integrated appliances, a double bedroom with mirror fronted wardrobe and a wet room with a level access shower and the additional benefit of a bath.

Thomas Court was constructed in late summer of 2013 by multi-award winning McCarthy Stone, and remains one of our most sought-after developments. This is a 'Retirement Living Plus' development offering a lifestyle living opportunity for the over 70's and designed specifically for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who oversees the smooth running of the development. The property enjoys excellent communal facilities including a Homeowners' lounge, restaurant with a fantastic, varied daily table-service lunch, laundry room, scooter store and landscaped gardens. Homeowners also benefit from one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets, if required.

All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Thomas Court - there are always plenty of regular activities to choose from including a choir, art group, fitness classes, coffee mornings, games and quiz nights, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities or quite naturally, remain as private as they wish.

The development is in an excellent position within a level walk of

extensive amenities; shops, bars and restaurants, Doctors, Library, Roath Park and bus routes are all close at hand.

## ENTRANCE HALLWAY

With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in store/airing cupboard with light, shelving, Gledhill boiler supplying domestic hot water and concealed Vent Axia system. Ceiling light fitting. A glazed panelled door leads to the living room.

## LIVING ROOM

Well presented living room with a lovely outlook over the landscaped communal gardens. A feature glazed panelled door leads to the kitchen.

## KITCHEN

With a double-glazed electronically operated window overlooking the communal gardens. Excellent range of 'Maple' effect fitted units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, waist-level oven, dishwasher, fridge and freezer. Ceiling spot light fitting, partially tiled walls and fully tiled floor.

## DOUBLE BEDROOM

A lovely well-proportioned double bedroom with a double-glazed window, built-in double wardrobe with ample hanging space, shelving and mirror-fronted doors. Ceiling light fitting.

## WET ROOM

Modern white suite comprising; WC, vanity wash-basin with cupboard under and fitted mirror, strip light and shaver point over. Walk-in level access shower and a separate panelled bath. Heated towel rail, emergency pull cord, ceiling spot light. Fully tiled walls and wet room flooring.

## GENERAL

There are beautiful landscaped gardens. In addition to the excellent underfloor heating there is an economic 'Vent Axia' heat recovery system utilising the hot air generated within the property and recirculating this back into the principle rooms.

# 1 BED | £210,000

## CAR PARKING

Car parking is available with a yearly permit at a charge of around £250 per annum, subject to availability.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system and Estate team
- Upkeep of gardens and grounds and restaurant
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- The running costs of the restaurant (with a small additional cost payable per meal eaten in the restaurant)
- One-hour of domestic support per week

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £8,756.04 per annum (for financial year end 31/03/2024)

## LEASE INFORMATION

Lease Length: 125 Years from January 2013

Ground Rent: £435 per annum

Ground Rent Review Date: January 2028

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

