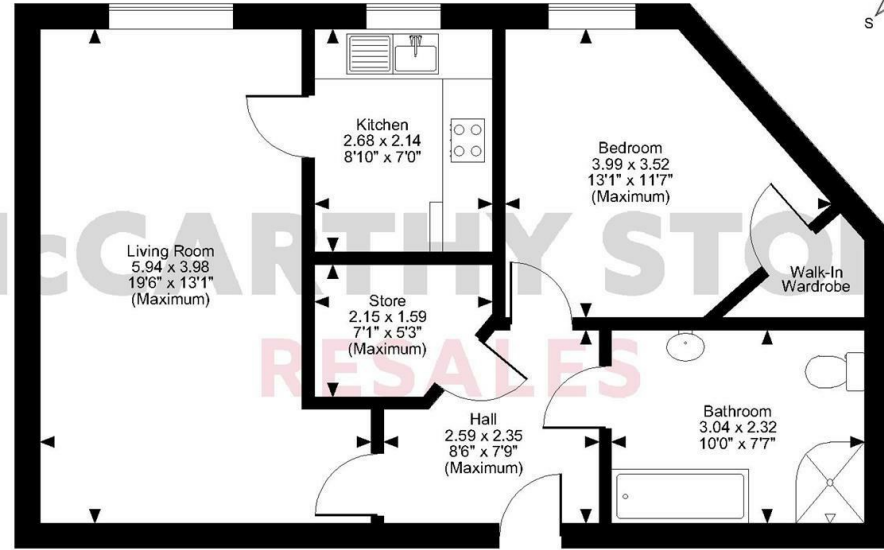


Thomas Court, Flat 48, Marlborough Road, Cardiff  
 Approximate Gross Internal Area  
 603 Sq Ft/56 Sq M



Ground 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

## 48 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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		80	80
(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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Located on the top floor of this popular development, this well presented one bedroom retirement apartment is located close to the lift, which serves all floors. The restaurant, homeowners lounge, laundry room and mobility scooter store are all easily accessible on the ground floor.

\*Energy Efficient\* \*Pet Friendly\*

**PRICE REDUCTION**

**ASKING PRICE £170,000 LEASEHOLD**

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# THOMAS COURT, MARLBOROUGH ROAD,

# 1 BEDROOMS £170,000

## INTRODUCTION:

Situated on the first floor, this is a very well presented one bedroom apartment with a South Westerly facing outlook over the front of this popular development. A lift service provides access to the excellent facilities. 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 walk in 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 HALL:

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 boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water. Ceiling light fitting

## LIVING ROOM:

A spacious lounge with double glazed window. There is a focal point fireplace with an electric 'coal-effect' fire, and feature glazed panelled double door leading to the kitchen.

## KITCHEN:

With a double-glazed electronically operated window. Excellent range of pale wood effect fitted wall and base 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, high level double oven and concealed fridge and freezer. Ceiling spot light fitting, extensively tiled walls and fully tiled floor.

## DOUBLE BEDROOM:

A lovely well-proportioned double bedroom. Double-glazed window, walk in wardrobe with ample hanging space and shelving.

## BATHROOM:

Modern white suite comprising; panelled bath, a walk-in level access shower with thermostatically controlled shower, close-coupled WC, vanity wash-hand basin with under sink storage and fitted mirror with strip light and shaver point above. Fully tiled walls and wet room vinyl flooring, electric heated towel rail/radiator, emergency pull cord and ceiling spot light.

## FURTHER INFORMATION:

There are pleasant communal landscaped gardens. Car parking is available with a yearly permit at a charge of around £250 per annum. In addition to the excellent underfloor heating there is an economic 'Vent Axia' heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating this back into the principle rooms.

## SERVICE CHARGE:

- Cleaning of communal windows and exterior of apartment windows.
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- The cost of the excellent Estates Manager and team who are on site 24/7
- One hour of domestic support per week is included in the service charge
- 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

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, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £9,515.64 per annum (for financial year end 28/02/2025)

## LEASEHOLD:

Lease 125 Years From 1st Jan 2013  
Ground rent £435 per annum  
Ground rent review: 1st Jan 2028

## ADDITIONAL INFORMATION & SERVICES

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

