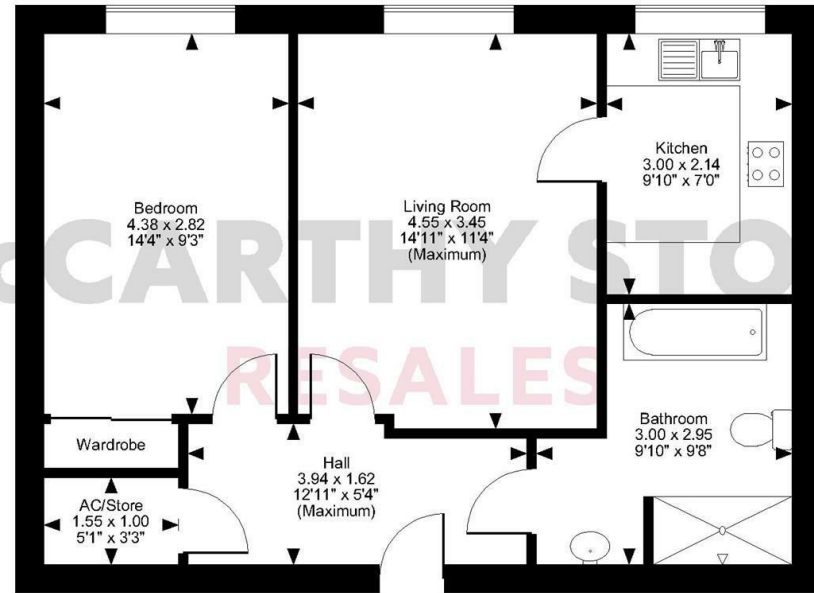


Thomas Court, Marlborough Road, Cardiff,  
Approximate Gross Internal Area  
568 Sq Ft/53 Sq M



Second 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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## 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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## McCARTHY STONE RESALES

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



Located on the first floor of this popular, energy efficient development, this well presented one bedroom retirement apartment is located close to the lift, which serves all floors, making the restaurant, homeowners lounge, laundry room and mobility scooter store very accessible.

### PRICE REDUCTION

## ASKING PRICE £200,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# THOMAS COURT, MARLBOROUGH ROAD,

# 1 BEDROOMS £200,000

## INTRODUCTION:

Constructed in late summer 2013 by renowned retirement home specialists McCarthy Stone, Thomas Court is consistently one of our most sought-after developments.

This is a 'Retirement Living Plus' development providing 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 and subsidised daily table-service lunch, laundry room, mobility scooter store and landscaped gardens.

Homeowners also benefit from one hour of domestic assistance each week and there are also extensive domestic and care packages available to suit individual needs and budgets.

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 of £25 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 as they wish. The development is in an excellent position within a level walk of extensive amenities; shops, Doctors library, 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 lovely, welcoming living room with double glazed window. Feature glazed panelled door leads 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.

## BEDROOM:

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

## BATHROOM:

Modern white suite comprising; close-coupled WC, vanity wash-hand basin with under sink storage, fitted mirror with strip light and shaver point, panelled bath and a walk-in level access shower with thermostatically controlled shower. 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 (subject to availability).

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 - BREAKDOWN

- One hour of domestic support per week is included in the service charge
- Water rates for communal areas and apartments
- Cleaning of communal windows and exterior of apartment windows
- The excellent Estate Manager & Team
- Electricity, heating, lighting and power to communal areas
- 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 31/03/2025)

## LEASEHOLD:

Lease 125 Years From January 2013

Ground Rent: £435 per annum

Ground Rent Review Date: January 2028

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## ADDITIONAL INFORMATION & SERVICES

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

