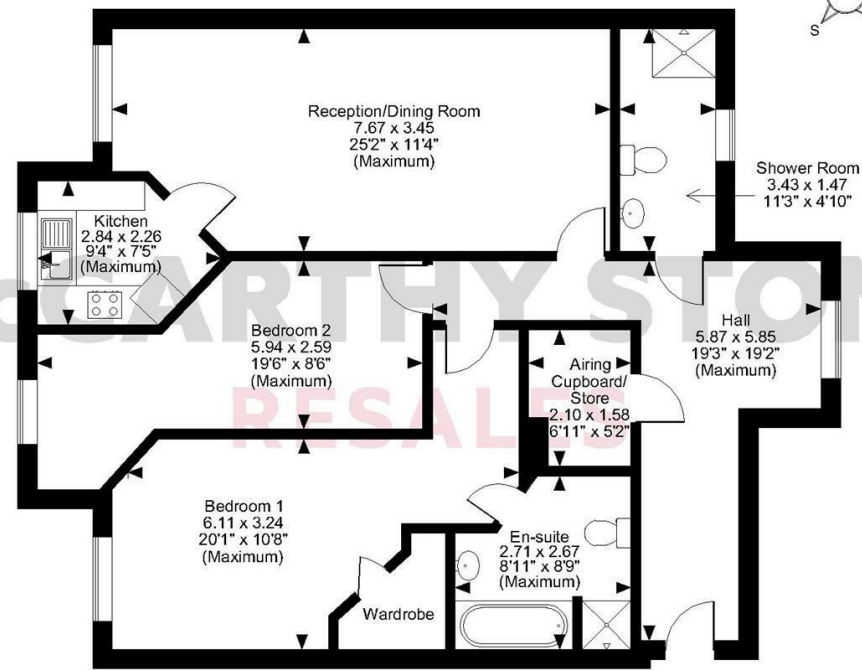


Thomas Court, Marlborough Road, Cardiff
 Approximate Gross Internal Area
 1015 Sq Ft/94 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8569883/CTH

COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	79	79
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
 RESALES**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

**McCARTHY STONE
 RESALES**

**31 THOMAS COURT
 MARLBOROUGH ROAD, CARDIFF, CF23 5EZ**



This very well presented, first floor retirement apartment is one of the largest apartments within Thomas Court. Along with being dual aspect, it is beautifully presented and has no other apartment on either side, or above it!

ASKING PRICE £340,000 LEASEHOLD

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

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

2 BED | £340,000

INTRODUCTION:

Substantially larger than the vast majority of apartments at Thomas Court this is a great potential home for those looking for more space than is normally found in apartment living. Located on the First Floor so away from the general 'hustle and bustle' of the daily activity but convenient to the lift service to all floors. The amount of space is evident immediately you enter the excellent hallway with a window and useful recessed area and continues through to a large lounge/dining room. There is a well-fitted kitchen with a host of integrated appliances and then a particularly spacious 'L'-shaped master bedroom with en-suite facilities, an excellent second double bedroom and a further wetroom.

Thomas Court is in an excellent location providing Home owners with an easy level walk of extensive amenities; The vibrancy of Wellfield Road is about a quarter of a mile distance with it's excellent array of shops, bars and restaurants, Doctors, Library, Roath Park and and bus routes are all also within a similar distance.

The development 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 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 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. 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 can 'dip in and out' of activities or quite naturally, remain as private as they wish.

ENTRANCE HALLWAY:

A considerable entrance hall with ample space for typical Hall furniture and having 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. There is a useful recessed area with a double-glazed window overlooking the communal gardens. Emergency pull cord, large walk-in store/airing cupboard with light, shelving, Gledhill boiler supplying domestic hot water and concealed Vent Axia system. A feature glazed panelled door to lounge/dining room.

LIVING/DINING ROOM:

A large double-glazed window overlooks the busy and interesting Street scene below. A feature glazed panelled double door leads to the kitchen.

KITCHEN:

With an electronically operated double-glazed window. Range of 'Maple' effect fitted units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, waist-level oven, concealed dishwasher, fridge and freezer. Ceiling spot light fitting, extensively tiled walls and fully tiled floor.

MASTER BEDROOM:

A large 'L'-shaped well-proportioned double bedroom with a double-glazed window. Walk-in wardrobe with auto light.

EN-SUITE WETROOM:

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

BEDROOM TWO:

An excellent double bedroom with double-glazed window.

FURTHER WETROOM:

With a double-glazed window. Modern white suite comprising; close-coupled WC, vanity wash-basin with cupboard under and fitted mirror, strip light and shaver point over, walk-in level access shower. Heated towel rail, emergency pull cord, ceiling spot light. Fully tiled walls and wet room flooring.

FURTHER INFORMATION:

There are beautiful landscaped communal 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

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems

- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £11,933.98 per annum (for financial year end 31/03/2024)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

LEASEHOLD

Lease 125 Years from January 2013

Ground Rent £510 per annum

Ground Rent review: 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

