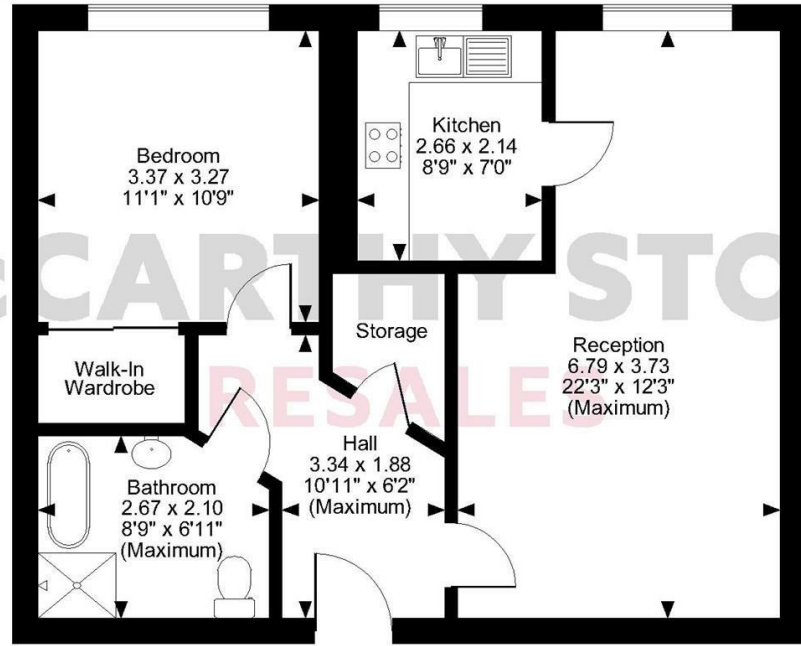
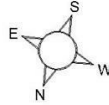


Thomas Court, Marlborough Road, Cardiff,
Approximate Gross Internal Area
627 Sq Ft/58 Sq M



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

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



Very well presented South facing, first floor retirement apartment situated within close access to the lift that serves all floors.

On Site Restaurant *Energy Efficient* *Pet Friendly*

ASKING PRICE £198,000 LEASEHOLD

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

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

THOMAS COURT, MARLBOROUGH ROAD, CARDIFF

1 BED | £198,000

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. 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.

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 as they wish.

THE LOCAL AREA

Thomas Court is in an excellent location providing Homeowners 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 bus routes are all also within a similar distance.

NO.42

This beautifully presented apartment is located on the first floor and within close access to the lift that serves all floors. The 'L' shaped living room is bright and welcoming and the modern kitchen has an array of integrated appliances and the double bedroom has a fitted wardrobe. The modern bathroom has a separate bath and level access shower and there is a useful large utility cupboard accessed from the hallway.

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.

LIVING ROOM:

A lovely, welcoming 'L' shaped living room with double glazed window. Modern feature fireplace creates a focal point and a 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.

DOUBLE 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; panelled bath, 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, vinyl flooring, electric heated towel rail/radiator, emergency pull cord and ceiling spot light.

PARKING

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

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: £9,515.64 per annum (for financial year end 31/03/2025)

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: £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

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.

