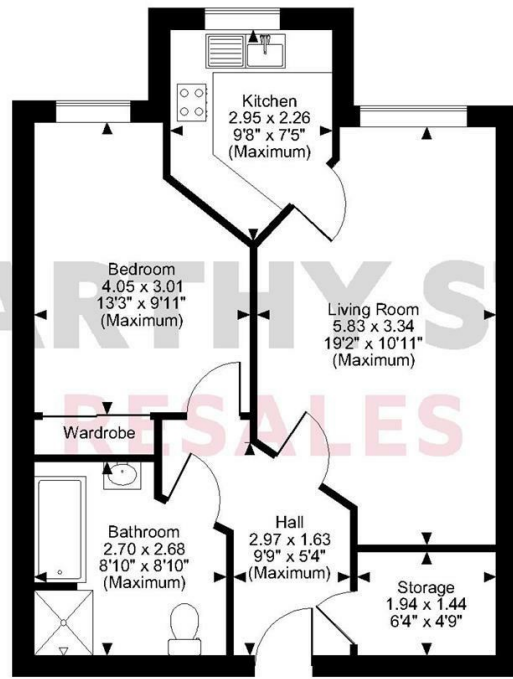
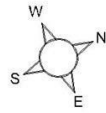


Thomas Court, Marlborough Road, Cardiff  
 Approximate Gross Internal Area  
 546 Sq Ft/51 Sq M



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

**28 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>		<b>75</b>	<b>77</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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Located on the first floor, this well presented, one bedroom retirement apartment is positioned within a short walk to the lift that serves all floors.

**\*On Site Restaurant\* \*Pet Friendly\* \*Energy Efficient\***

**ASKING PRICE £195,000 LEASEHOLD**

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

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

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

## 1 BED | £195,000

### THOMAS COURT

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 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 Estates 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 and 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 or quite naturally, remain as private as they wish.

### THE LOCAL AREA

Thomas Court is in an excellent location providing homeowners with an easy level walk to 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 and library.

### NO.28

Situated on the first floor, this is a very well presented one bed apartment with 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.

### ENTRANCE HALL

Having a solid oak-veneered entrance door with spy-hole and a 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 / push button panel, walk-in store/airing cupboard with light, shelving, Gledhill boiler supplying domestic hot water and concealed Vent Axia system. Feature glazed paneled door to living room.

### LIVING ROOM

A double-glazed window provides an interesting outlook over the local street scene providing ever-changing interest. There is a fireplace with an inset electric fire for focal point lighting and/or additional heating and a feature glazed paneled double door leads to the kitchen. Plug sockets are elevated for ease of use. Two feature ceiling lights.

### KITCHEN

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

### DOUBLE BEDROOM

A well-proportioned double bedroom with a double-glazed window. Built-in deep double wardrobe with ample hanging space, shelving and mirror fronted sliding doors. Feature ceiling light. Plug sockets are elevated for ease of use.

### BATHROOM

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

### PARKING

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

### 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
- Underfloor heating in individual apartments
- 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: £9,515.62 per annum (up to 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).

### LEASE

Lease 125 Years from January 2013

Ground Rent £435 per annum,

Ground rent review: Jan-28

### 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.

### CARE & SUPPORT

The personal care services available at Thomas Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

