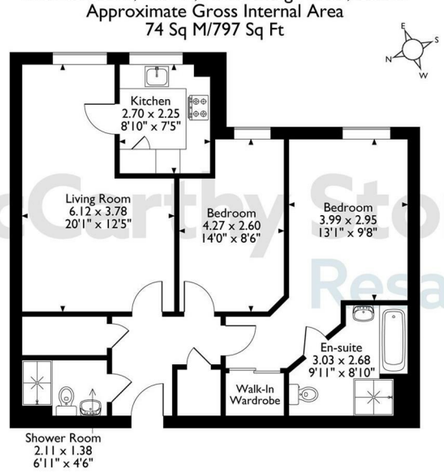
Excellent

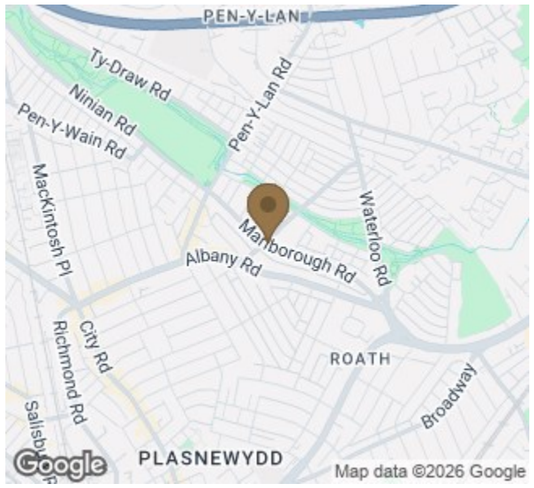
Trustpilot

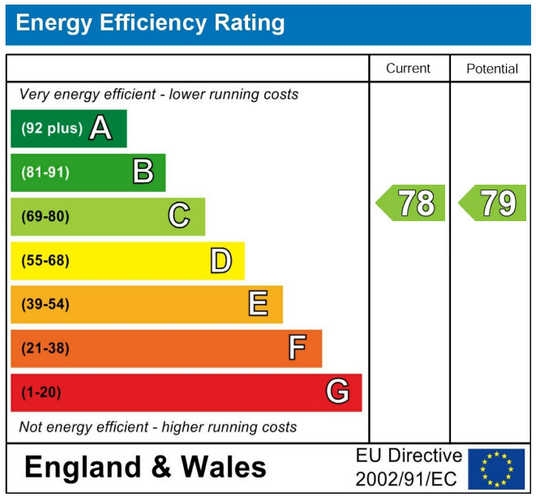
McCarthy & Stone
Resales.

Thomas Court, Flat 12, Marlborough Road, Cardiff
Approximate Gross Internal Area
74 Sq M/797 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







12 Thomas Court

Marlborough Road, Cardiff, CF23 5EZ

2 2 Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 12 Thomas Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £265,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautiful two bedroom apartment with patio
- Well equipped kitchen with integrated appliances
- Main bedroom with en-suite bathroom
- Large second bedroom plus separate shower room
- On Site Restaurant Serving Very Affordable 3 Course Lunches and Homeowners Lounge
- 24 Hour Careline For Peace Of Mind, Plus Estates Team On Site 24/7
- Guest Suite For Visiting Friends & Family
- Laundry Room & Mobility Scooter Store

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

12 Thomas Court, Cardiff

2 | 2 | Asking price £265,000

Thomas Court
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 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 per night applies.
In addition to the excellent underfloor heating in the apartments, 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.

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.

The Local Area
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.

Entrance Hall
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. Emergency pull cord, large walk-in store/airing cupboard with light, shelving, Gledhill boiler supplying domestic hot water and concealed Vent Axia system. Doors lead to lounge/dining room, bedrooms and shower room.

Living Room
A double-glazed French door with a side window provides access to a charming patio area on which to sit, relax and watch the world go by. There is a focal point fireplace with an inset electric fire. Two feature ceiling lights. Plug sockets are raised for ease of use. TV aerial panel.

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.

Main Bedroom
A bright and well-proportioned double bedroom. Built-in deep double wardrobe with ample hanging space, shelving and mirror fronted sliding doors. 2 ceiling light fitting. Door to en-suite bathroom. Plug sockets are raised for ease of use. TV aerial socket.

En-Suite Bathroom
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 vinyl flooring.

Bedroom Two
An excellent double bedroom with double-glazed window.

Shower Room
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 vinylflooring.

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

Additional Information & Services
- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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.

Annual service charge £13,738.84 for the financial year ending 31st March 2027.

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.

Lease
Lease 125 Years from 1st January 2013
Ground Rent £510 per annum
Ground Rent review: 1st 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.

- 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.













