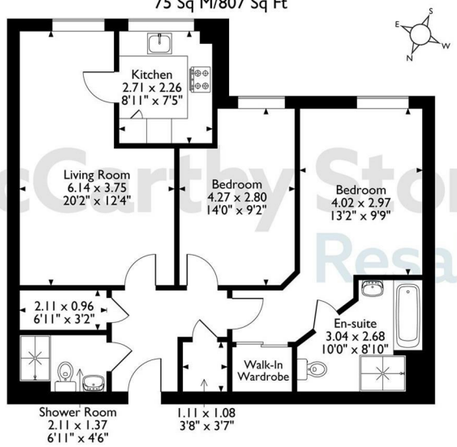
Excellent

Trustpilot

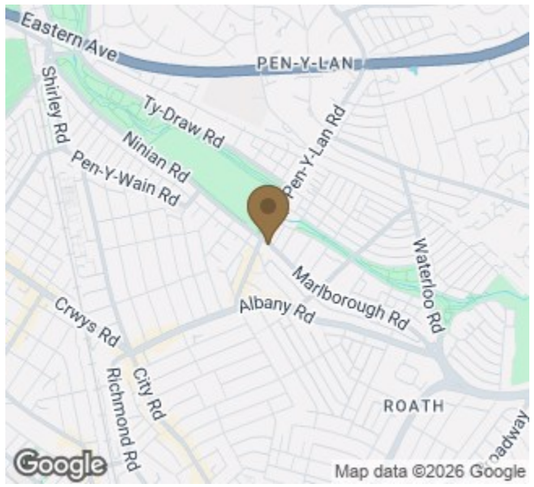
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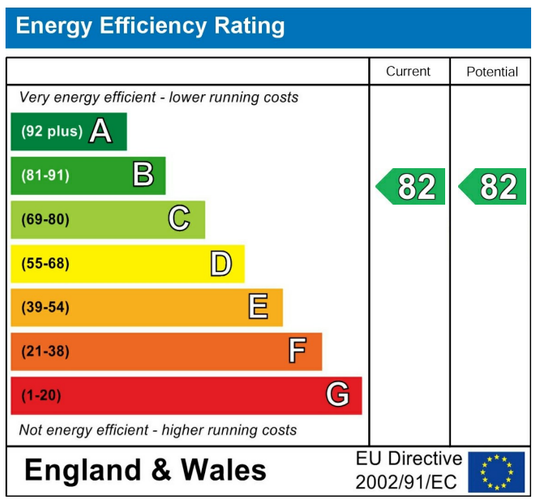
Thomas Court, Flat 38, Marlborough Road, Cardiff
Approximate Gross Internal Area
75 Sq M/807 Sq Ft



McCarthy Stone Resales

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







38 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 38 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:

- TWO BED FIRST FLOOR RETIREMENT APARTMENT
- CONVENIENT TO THE EXCELLENT DEVELOPMENT FACILITIES
- GENEROUSLY PROPORTIONED LOUNGE SPACE
- LOVELY KITCHEN WITH MODERN APPLIANCES
- MASTER BEDROOM WITH EN-SUITE WETROOM
- EXCELLENT ESTATE MANAGER AND STAFF MANNED 24/7
- CARELINE SYSTEM FOR FURTHER PEACE-OF-MIND
- QUALITY RESTAURANT SERVING VERY AFFORDABLE 3-COURSE LUNCHES
- GUEST SUITE FOR FAMILY AND FRIENDS
- VERY CLOSE TO EXTENSIVE LOCAL AMENITIES

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

38 Thomas Court, Cardiff

2 | 2 | Asking price £265,000

INTRODUCTION:
Occupying a prime position on the first floor with a pleasant street view, this is a well presented and spacious two bed apartment. Conveniently placed to the lift service and access to the excellent facilities of the ever-popular development this really is an apartment to take note of. A good-sized living room has a focal point fireplace, there is an excellent fitted kitchen with a significant range of integrated appliances, the master bedroom has an en-suite wetroom with both a bath and separate level access shower. There is a second double bedroom and a further sizeable wetroom. The apartment includes the added benefit of underfloor heating throughout.

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 and 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 will oversee 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, 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 a small charge per night.

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 good-sized hallway with 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,store/airing cupboard with light, shelving, Gledhill boiler supplying domestic hot water and concealed Vent Axia system. Further store cupboard with light. Ceiling light fitting. Feature glazed paneled door to Living Room.

LIVING ROOM:
A double-glazed window provides for a pleasant and interesting street view where the 'comings and goings' of the neighbourhood provide for ever-changing interest. There is a focal point fireplace with an inset electric fire and a feature glazed panelled double door leads to the kitchen.

KITCHEN:
With a double-glazed electronically operated window which is well appointed. This modern kitchen has 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 hob with stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting, extensively tiled walls and fully tiled floor.

MASTER BEDROOM:
A lovely well-proportioned double bedroom with a double-glazed window. Built-in deep double wardrobe with ample hanging space, shelving and mirror fronted sliding doors. Ceiling light fitting. Door to en-suite wetroom facility.

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.

SECOND BEDROOM:
A generously sized second bedroom which could be used as a hobby/study room or second lounge.

FURTHER WET ROOM:
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.

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

SERVICE CHARGE
- Cleaning of communal windows
- Water rates for communal areas and apartments
- 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
- Underfloor Heating

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, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates Manager.

The annual service charge is £13'738.84 due to be reviewed 31/03/2027.

LEASEHOLD
Lease 125 Years from 1st January 2013
Ground rent £510 per annum
Ground rent review: 1st January 2028

ADDITIONAL INFORMATION & SERVICES
- 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.

- 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.













