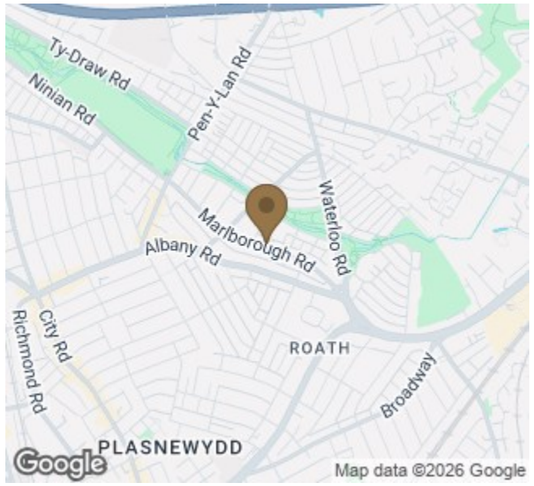
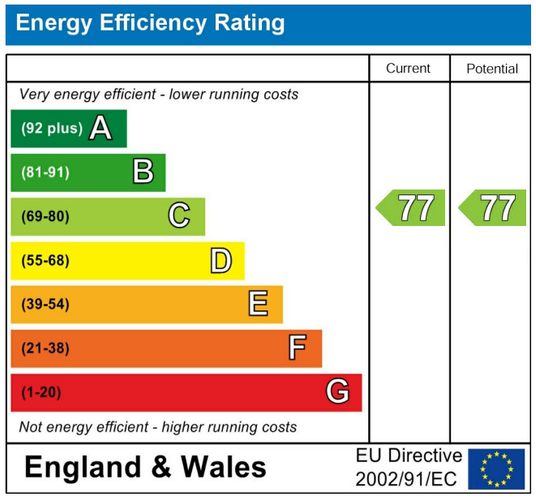
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







47 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 47 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:

- Charming two bedroom retirement living apartment
- Excellent estate manager and 24hr staffing
- Careline system for peace of mind
- On-site restaurant offering great choices
- Elegant guest suite for family and friends
- Located in close proximity to local amenities
- Pet friendly

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

47 Thomas Court, Cardiff

2 | 2 | Asking price £265,000

Thomas Court

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 fee 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.

Property Overview

This charming two-bedroom, second floor apartment enjoys a north westerly aspect overlooking the communal gardens. The spacious lounge is bright and inviting with a large double glazed window offering pleasant views. The accommodation also features a modern fitted kitchen with integrated appliances and granite worktops. There is a generous double bedroom with mirrored wardrobe and en-suite bathroom and a second bedroom which can be used as a hobby or study room. There is a contemporary shower room and a generous utility room which offers plenty of storage space.

Social Lifestyle

The Communal Lounge is at the heart of the community at Thomas Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings, games and quiz nights, themed events and occasional organised trips. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Thomas Court the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy & Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Underfloor room heating
- Mains drainage

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
- The running costs of the restaurant (with a small additional cost payable per meal eaten in the restaurant, which is typically £4.00 for a three-course meal freshly prepared on-site)
- One-hour of domestic support per week

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 for the financial year ending 31/03/2027.

Car Parking

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

Lease Information

Lease 125 Years from 1st Jan 2013
Ground rent £510.00 per annum
Ground rent review: 1st Jan 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.













