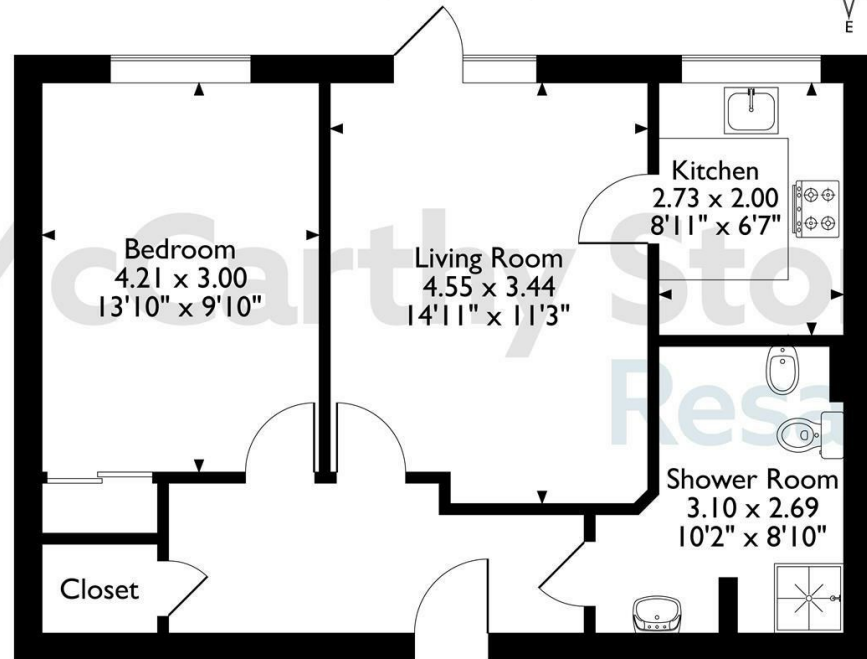
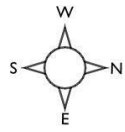


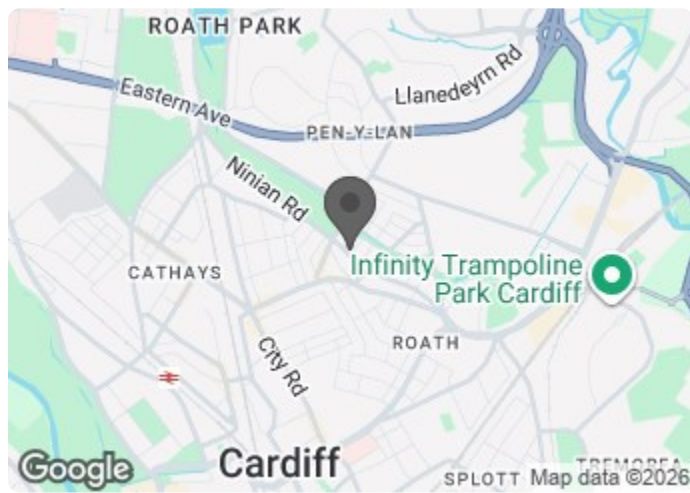
Thomas Court, Flat 9, Marlborough Road, Cardiff  
Approximate Gross Internal Area  
52 Sq M/560 Sq Ft



**Ground Floor**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>73</b>	<b>74</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**9 Thomas Court**

Marlborough Road, Cardiff, CF23 5EZ



**Asking price £210,000 Leasehold**

Welcome to this DELIGHTFUL ONE BEDROOM apartment located on the GROUND FLOOR with similarities to a bungalow having only one adjoining apartment and nobody situated above. Offering a PATIO with LEVEL ACCESS to the COMMUNAL GARDENS in the desirable THOMAS COURT development on Marlborough Road, Cardiff.

The apartment features a BEAUTIFUL reception room that offers a WARM and INVITING atmosphere, ideal for RELAXATION or ENTERTAINING guests. The bedroom is SPACIOUS and thoughtfully designed, providing a PEACEFUL retreat at the end of the day.

Situated in a VIBRANT area of Cardiff, this property benefits from EXCELLENT LOCAL AMENITIES, including SHOPS, CAFES, and PARKS, all within easy reach. The surrounding neighbourhood is known for its FRIENDLY COMMUNITY and TRANQUIL environment, making it an IDEAL CHOICE for those looking to enjoy a RELAXING LIFESTYLE.

**Call us on 0345 556 4104 to find out more.**

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.



# Thomas Court, Marlborough Road, Cardiff

1 bed | £210,000

## 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. 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 development is in an excellent position within a level walk of extensive amenities; shops, Doctors, library, park and bus routes are all close at hand.

## Entrance Hall:

With a solid Oak-veneered entrance door featuring a spy-hole and a security intercom system providing both a verbal and visual link to the main development entrance [visual via homeowner TV]. A lit, shelved, walk-in cupboard houses the Gledhill domestic hot water boiler. Emergency pull cord. This apartment stands out for its solid wooden flooring throughout.

## Living Room:

A well presented and spacious living room with the benefit of a double glazed door with matching side panel opening onto a small patio area. Featuring a glazed panelled door which 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. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, waist height oven and fridge/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/Shower Room

Modern white suite comprising; close-coupled WC, vanity wash-hand basin with under sink storage, fitted mirror with strip light and shaver point, panelled bath and a walk-in level access shower with thermostatically controlled shower. Fully tiled walls and 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
- 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.

The annual service charge is £10'095.54 for the financial year ending 31/03/2027.

## Leasehold:

Lease 125 Years From January 2013

Ground Rent: £435 per annum

Ground Rent Review Date: January 2028

## Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Underfloor 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.

