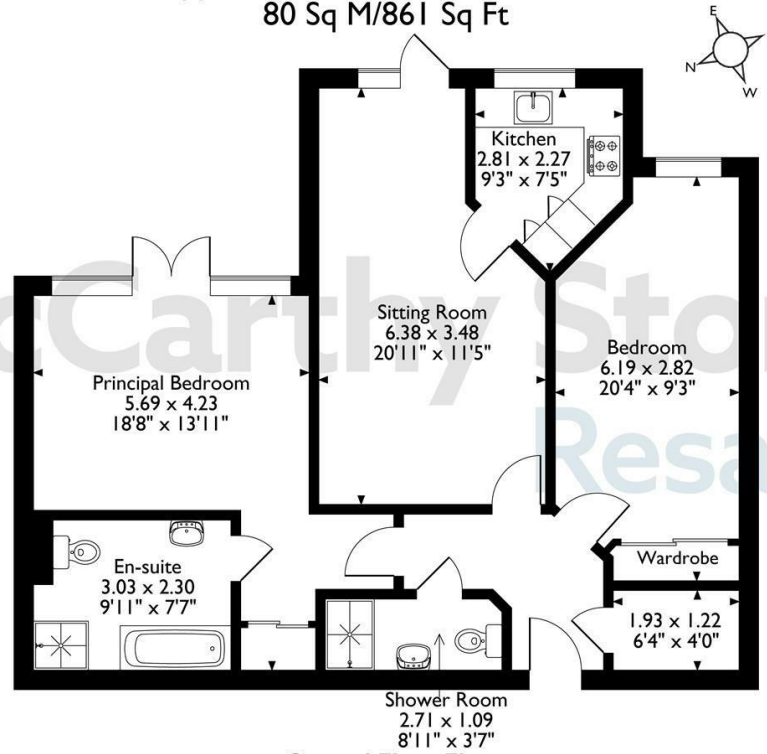


Thomas Court, Flat 15, Marlborough Road, Cardiff
Approximate Gross Internal Area
80 Sq M/861 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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15 Thomas Court

Marlborough Road, Cardiff, CF23 5EZ



Asking price £280,000 Leasehold

This CHARMING two bedroom RETIREMENT APARTMENT, located on the GROUND FLOOR with PATIO situated in Thomas Court, Cardiff. The communal facilities on offer within this development include; an IN-HOUSE RESTAURANT, Homeowners SOCIAL LOUNGE and COMMUNAL GARDENS.

Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.



Thomas Court, Marlborough Road, Cardiff, Glamorgan, CF23 5EZ

INTRODUCTION:

This is a spacious two bed apartment on the ground floor which enjoys the benefit of an en-suite bath and shower off the main bedroom and a separate shower/wc off the hall for guests. A good-sized living room has an attractive traditional focal point fireplace with inset electric fire for light and/or additional heat. There is an excellent fitted kitchen with a range of integrated appliances.

Thomas Court is in a great location providing homeowners with an easy level walk of extensive amenities; The vibrancy of Wellfield Road is about a quarter of a mile distance with its excellent array of shops, bars and restaurants, Doctors, Library, Roath Park and bus routes are all also within a similar distance.

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 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 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.

It's so easy to make new friends and to lead a busy and fulfilled life at Thomas Court; there are 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.

HALLWAY:

Entered via a solid, oak-veneered, entrance door with a spy-hole. A security intercom system provides both a visual (via the homeowners TV) and verbal link to the main development entrance door and also incorporates audible access to the 24 hour emergency careline. A spacious and useful store/airing cupboard with light and shelving houses both the Gledhill boiler supplying domestic hot

water and a concealed Vent Axia system. Further store cupboard with light. Ceiling light fitting. Feature glazed paneled door to Living Room.

LIVING ROOM:

A double-glazed French door with a side window provides access to the communal gardens and 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 and a feature glazed paneled double door leads to the kitchen. Two feature ceiling lights. Plug sockets are raised for ease of use. TV aerial panel.

KITCHEN:

With a double-glazed electronically operated window and 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 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 double glazed doors opening out onto a lovely patio area. Built-in deep double wardrobe with ample hanging space, shelving and mirror fronted sliding doors. 2 ceiling light fitting. Door to en-suite wetroom facility. 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 for ease of use. Heated towel rail, emergency pull cord, ceiling spot light. Fully tiled walls and wet room flooring.

SECOND BEDROOM:

A good sized room which could be used as a bedroom, study or dining room. Feature ceiling lights and raised plug sockets for ease of use. TV aerial point.

GUEST SHOWER/WC:

Modern white suite comprising; close-coupled WC, wash-basin and fitted mirror. Walk-in level access shower. Heated towel rail, emergency pull cord, ceiling spot light. Fully tiled walls and wet room flooring.

GENERAL:

There are beautiful landscaped gardens. Car parking is available with a yearly permit at a charge of around £250 per annum. In addition to the excellent underfloor heating there is an economic 'Vent Axia' heat recovery (heat exchange) system utilising the hot

2 bed | £280,000

air generated within the property and recirculating this back into the principle rooms.

SERVICE CHARGE

- Cleaning of communal windows and exterior of apartment 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 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.

Annual service charge £13'738.84 due to be reviewed in March 2027.

LEASEHOLD

Lease 125 Years from 2013
Ground Rent £510 per annum
Ground rent review date: Jan 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 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

