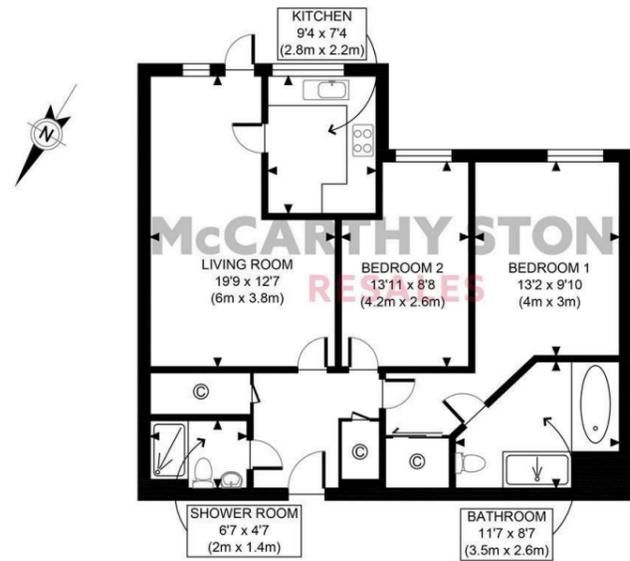


# McCARTHY STONE RESALES

## 11 THOMAS COURT, MARLBOROUGH ROAD, CARDIFF, CF23 5EZ

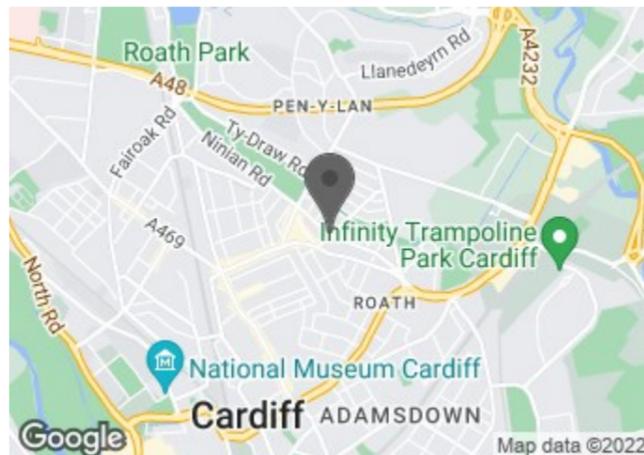


GROSS INTERNAL  
FLOOR AREA 797 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 797 SQ FT / 74 SQM	Thomas Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 30/09/21
	photoplan



### COUNCIL TAX BAND: E



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>		
(39-54) <b>E</b>	80	80
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



# McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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



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**\*REDUCED FOR A QUICK SALE\*** Ground floor, two bedroom apartment with patio, en-suite to main bedroom and further shower/wc for guests

### PRICE REDUCTION

## ASKING PRICE £244,950 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# THOMAS COURT, MARLBOROUGH ROAD,

# 2 BEDROOMS £244,950

## INTRODUCTION:

This is a spacious two bed apartment on the ground floor which enjoys the benefit of an en-suite with 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 appliance.

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 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 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 of £25 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 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 home-owners 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 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 panelled 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 a double-glazed window. 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 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 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 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.

Service charge: £10,340.76 pa. (for financial year end 31/03/2023)

## LEASEHOLD

Lease 125 Years from 2013  
Ground Rent £510  
Ground rent review date: Jan 2028

