McCarthy & Stone
RESALES

1 Thomas Court Marlborough Road, Cardiff, CF23 5EZ
Asking price £215,000 LEASEHOLD

For further details
please call 0345 556 4104

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A one bedroom ground floor retirement apartment in this retirement living development

INTRODUCTION:
Occupying a convenient position on the ground floor within this popular development this super Ground Floor apartment is perfect for those wishing to be close to the fantastic communal amenities of Thomas Court. A welcoming ambiance invites you into the good-sized sitting room with access to a small terrace. There is well-fitted kitchen with a host of integrated appliances, a double bedroom and a sensible wetroom facility.bathroom.

Constructed in late summer 2013 by multi award-winning retirement home specialists McCarthy and 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 will oversee the smooth running of the development. The property enjoys excellent facilities including a communal 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 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 can 'dip in and out' of activities as they wish.

The development is in an excellent position within a level walk of extensive amenities; shops, bars and restaurants, Doctors, Library, Roath Park and bus routes are all close at hand.

HALLWAY:
With 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, walk-in store/airing cupboard with light, shelving, Gledhill boiler supplying domestic hot water and concealed Vent Axia system. Ceiling light fitting. A glazed pannelled door leads to the living room.

LIVING ROOM:
A spacious room full of light with a double-glazed French door and side panel opening onto a small patio area with an active Street scene beyond ensuring there is always plenty of passing interest. There is a focal point fireplace with inset electric fire and a feature glazed panelled door leads to the kitchen.

KITCHEN:
With a double-glazed electronically operated window. Excellent range of 'Maple' effect fitted units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, waist-level oven , fridge and freezer. Ceiling spot light fitting, extensively tiled walls and fully tiled floor.

DOUBLE BEDROOM:
A lovely well-proportioned double bedroom with a double-glazed window, built-in double wardrobe with ample hanging space, shelving and 'frosted glass' fronted sliding doors. Ceiling light fitting.

WETROOM:
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 and a separate panelled bath. 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
- 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

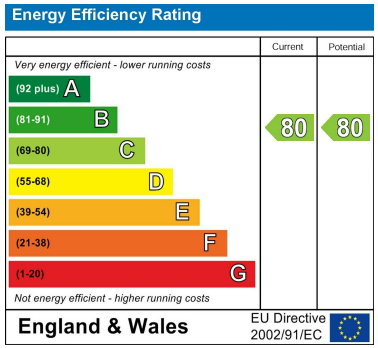
The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates Manager.

LEASEHOLD
Lease 125 Years from 2013
Ground Rent £435

Floor Plan

Total floor area 62.0 sq. m. (667 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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