PRICE REDUCTION

McCarthy & Stone
RESALES

3 Thomas Court Marlborough Road, Cardiff, CF23 5EZ
Asking price £210,000 Leasehold

For further details
please call 0345 556 4104

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** JOIN OUR SUMMER SHOWCASE EVENT - SATURDAY 26th JUNE - 10am - 4pm - BOOK NOW ** Redecorated and presented in excellent order this GROUND FLOOR retirement living apartment is perfectly positioned for those who not only want to keep an eye on the World outside of the development but also be CONVENIENTLY PLACED for the superb COMMUNAL FACILITIES of Thomas Court

INTRODUCTION:

Occupying super Ground Floor position with direct access to a small terrace and the opportunity to enjoy an insight to the general daily activity beyond Thomas Court, this one bed apartment is perfect for those wishing to be conveniently placed for the superb communal facilities of the development. The accommodation, redecorated and presented in excellent order is surprisingly spacious with a good-sized sitting room, excellent fitted kitchen with a host of integrated appliances, double bedroom and age-friendly wet room with both bath and walk-in shower.

Constructed in late summer 2013 by multi award-winning McCarthy Stone, Thomas Court is consistently one of our most popular 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 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 a quarter of a mile level walk of the extensive amenities on Pen-Y-Lan Road, including, shops, bars and restaurants, whilst Doctors, Library, Roath Park and bus routes are all very 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.

SITTING ROOM:

A spacious room having a French door and side panel opening onto a small patio and garden area. There is an active Street scene beyond ensuring there is always plenty of passing interest. Focal point fireplace with inset electric fire. A feature glazed panelled double door leading 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 and 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 mirror fronted sliding doors. Ceiling light fitting.

BATH/SHOWER ROOM:

Modern white sanitary ware 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. Heated towel rail, emergency pull cord, ceiling spot light. Fully tiled walls and wet room vinyl flooring.

GENERAL:

There are beautiful landscaped gardens. Car parking is available with a yearly permit at a charge of around £250 per annum.

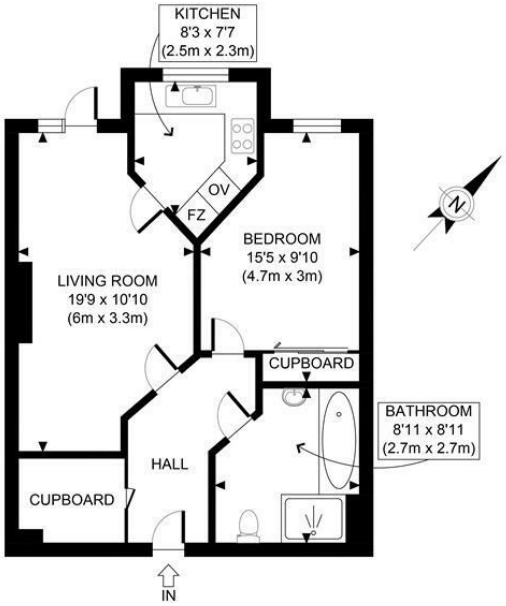
SERVICE CHARGE

- 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

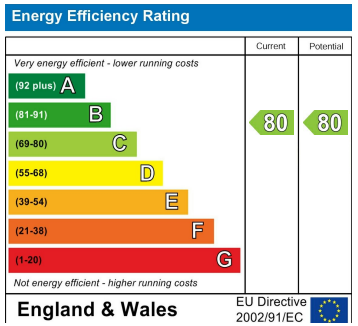
The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out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

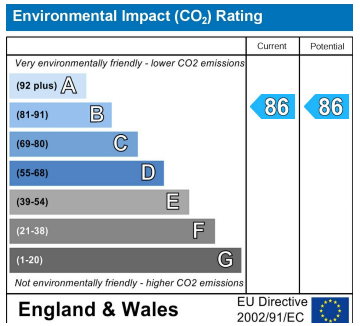
LEASEHOLD

Lease 125 Years from 2013
Ground Rent £435



GROSS INTERNAL
FLOOR AREA 560 SQ FT





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.

APPROX. GROSS INTERNAL FLOOR AREA 560 SQ FT / 52 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 06/01/21
	photoplan

Please contact us if you require a larger print version

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

The Property Ombudsman
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