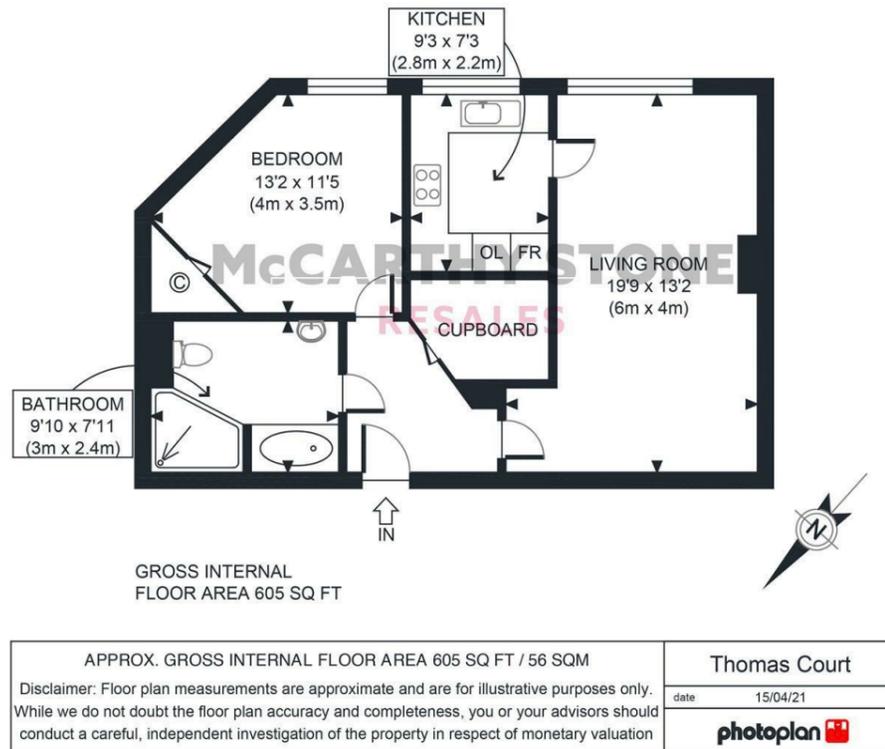
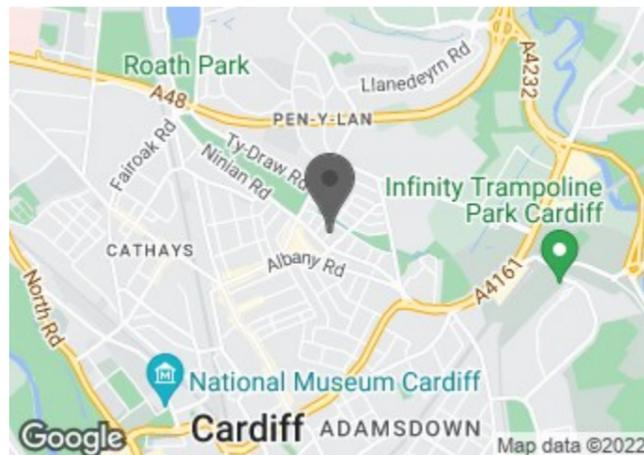


# McCARTHY STONE RESALES

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



**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>80</b>	<b>80</b>
(39-54) <b>E</b>		
(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



A large one bedroom retirement apartment overlooking the BEAUTIFUL GARDENS. Thomas Court is conveniently situated close to shops, bars and restaurants, Doctors, and a Library.

**PRICE REDUCTION**

**ASKING PRICE £150,000 LEASEHOLD**

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

# THOMAS COURT, MARLBOROUGH ROAD,

# 1 BEDROOMS £150,000

## INTRODUCTION:

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, a beautiful garden, 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 panelled door leads to the living room.

## LIVING ROOM:

A bright and spacious living room with a fireplace and large double glazed windows that overlook the gardens. Partly glazed door leading into 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. 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.

## 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.

Service Charge: £7,607.52 p.a. (per financial year ending 03/2023)

## LEASEHOLD

Lease 125 Years from 2013

Ground Rent £435

Ground Rent Review: January 2028

