

McCARTHY STONE RESALES

10, THOMAS COURT MARLBOROUGH ROAD, CARDIFF, CF23 5EZ



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.localagent.com

COUNCIL TAX BAND: E



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



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A well presented TWO BEDROOM, TWO BATHROOM retirement apartment located on the GROUND FLOOR, with door to PATIO AREA and situated in a convenient spot for access to the excellent facilities. UNDERFLOOR HEATING is INCLUDED in the service charge - saving on energy bills.

PRICE REDUCTION

GUIDE PRICE £264,995 LEASEHOLD

For further details, please call **0345 556 4104**
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THOMAS COURT, MARLBOROUGH ROAD,

2 BEDROOMS £264,995

INTRODUCTION:

Occupying a prime position on the Ground Floor this spacious two bed apartment is perfectly placed for convenient access to the excellent communal facilities of Thomas Court. A good-sized living room has access to a small terrace and all-important outdoor space, there is an interesting outlook onto the Road outside and the primary School opposite ensuring there is 'never a dull moment' as a result of the constantly changing street scene. An excellent fitted kitchen has a host of integrated appliances, the master bedroom has en-suite facilities there is a second double bedroom and a further age-friendly wetroom.

Thomas Court is in an excellent location providing Home owners 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 and 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, 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 or quite naturally, remain as private as they wish.

HALLWAY:

A good-sized Hallway with space for typical Hall furniture and having 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, store/airing cupboard with light, shelving, Gledhill boiler supplying domestic hot water and 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 and side panel opens onto a small patio and garden area, an active Street scene outlook provides plenty of ever-changing, passing interest. There is a focal point fireplace with an inset electric fire and a feature glazed panelled double door leads to the kitchen.

KITCHEN:

With a double-glazed electronically operated window. 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 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. Ceiling light fitting door to en-suite wetroom facility.

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. Heated towel rail, emergency pull cord, ceiling spot light. Fully tiled walls and wet room flooring.

SECOND BEDROOM:

Of a good size with a double-glazed window.

FURTHER WET ROOM:

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. 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 all apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas and Under Floor Heating in apartments
- 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

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

