

McCARTHY STONE RESALES

21 THOMAS COURT
MARLBOROUGH ROAD, CARDIFF, CF23 5EZ



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		

McCARTHY STONE RESALES

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A well presented two bedroom first floor apartment with lift access, situated in a Retirement Living Plus development.

ASKING PRICE £249,950 LEASEHOLD

For further details, please call **0345 556 4104**
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THOMAS COURT, MARLBOROUGH ROAD, CARDIFF, GLAMORGAN, CF23 5EZ

INTRODUCTION:

Occupying a prime position on the first floor with a pleasant outlook over the development entrance this is a well presented and spacious two bed apartment. Conveniently placed to the lift service and access to the excellent facilities of the ever-popular development this really is an apartment to take note of. A good-sized living room has a focal point fireplace, there is an excellent fitted kitchen with a significant range of integrated appliances, the master bedroom has an en-suite wetroom with both a bath and separate level access shower. There is a second double bedroom and a further sensible 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 window provides for a pleasant and interesting outlook over the long development entrance where the 'comings and goings' of Thomas Court provide for ever-changing interest. There is a focal point fireplace with an inset electric fire and a feature glazed paneled double door leads to the kitchen.

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 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

2 BED | £249,950

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
- 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 running costs of the restaurant (with a small additional cost payable per meal eaten in the restaurant, which is typically £4.00 for a three-course meal freshly prepared on-site)
- One-hour of domestic support per week

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 £435

