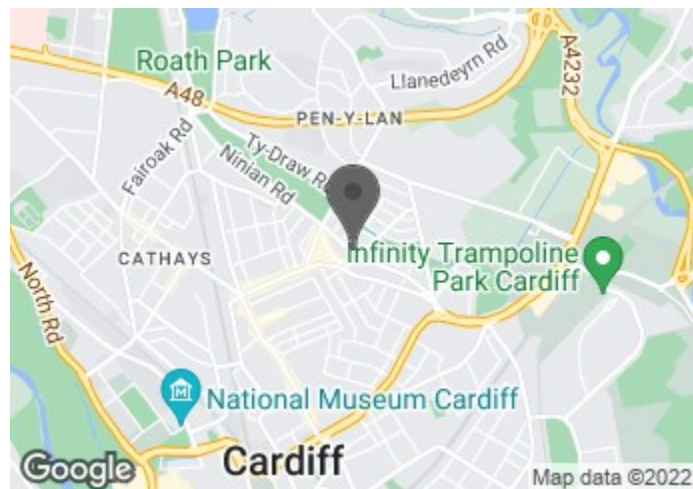


GROSS INTERNAL FLOOR AREA 569 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 569 SQ FT / 53 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 29/06/21
	photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

**25 THOMAS COURT
MARLBOROUGH ROAD, CARDIFF, CF23 5EZ**



A comfortable, LARGER style ONE BEDROOM FIRST FLOOR retirement apartment

PRICE £200,000 LEASEHOLD

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

INTRODUCTION:

Constructed in late summer 2013 by renowned 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 communal facilities including a Homeowners' lounge, restaurant with a fantastic, varied and subsidised daily table-service lunch, laundry, scooter store and landscaped gardens. Homeowners also benefit from one hour of domestic assistance each week and there are also 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 'dip in and out' of activities as they wish. The development is in an excellent position within a level walk of extensive amenities; shops, Doctors library, park and bus routes are all close at hand.

ENTRANCE HALL:

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 boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water. Ceiling light fitting

LOUNGE:

A spacious lounge with double glazed window. There is a focal point fireplace with an electric 'coal-effect' fire, and feature glazed panelled double door leading to the kitchen.

KITCHEN:

With a double-glazed electronically operated window. Excellent range of pale wood effect fitted wall and base 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, high level double oven and concealed fridge and freezer. Ceiling spot light fitting, extensively tiled walls and fully tiled floor.

BEDROOM:

A lovely well-proportioned double bedroom. Double-glazed window, fitted double wardrobe with ample hanging space, shelving and mirror fronted sliding doors. Ceiling light fitting.

BATHROOM:

Modern white suite comprising of; close-coupled WC, vanity wash-hand basin with under sink storage, fitted mirror with strip light and shaver point, panelled bath and a walk-in level access shower with thermostatically controlled shower. Fully tiled walls and wet room vinyl flooring, electric heated towel rail/radiator, emergency pull cord and ceiling spot light.

1 BED | £200,000

GENERAL:

There are pleasant communal 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
- One hour of domestic support per week is included in the service charge

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, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £7,607.52 pa. (for financial year end 31/03/2023)

LEASEHOLD:

Lease 125 Years From 2013

Ground Rent £435 p.a.

