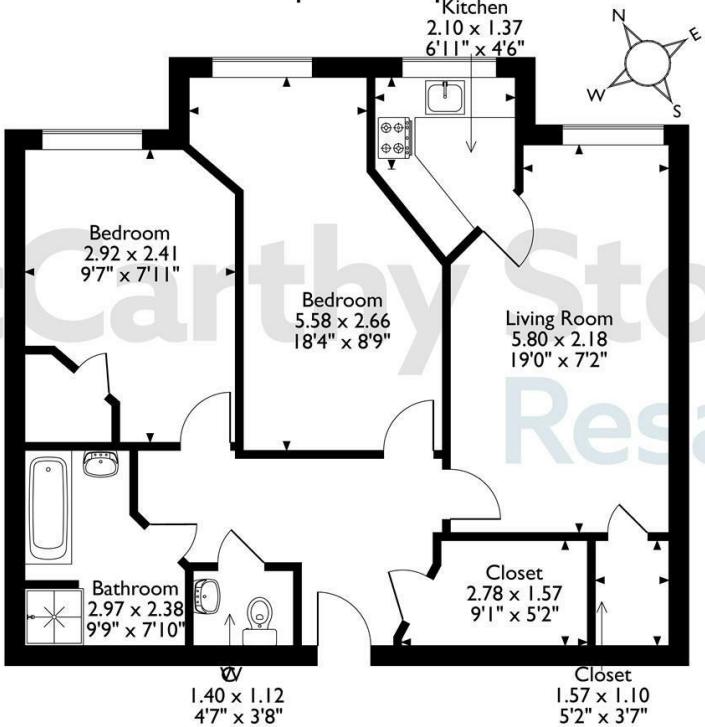


Thomas Court, Flat 50, Marlborough Road, Cardiff
Approximate Gross Internal Area
77 Sq M/829 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



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. Details regarding any common charges 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 that 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 purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



50 Thomas Court
Marlborough Road, Cardiff, CF23 5EZ



Asking price £285,000 Leasehold

This well presented, TWO BEDROOM second floor retirement apartment situated in Thomas Court, Cardiff. The communal facilities on offer within this development include; an IN-HOUSE RESTAURANT, Homeowners social lounge and communal gardens.

Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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 its excellent array of shops, bars and restaurants, Doctors, Library, Roath Park 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 an additional fee 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



2 bed | £285,000

SECOND BEDROOM:

A second bedroom that could be used as an office, hobby room or dining room with a double-glazed window.

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 and panelled bath. 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 annual service charge is £12,975.66 for the financial year ending 31/03/2026.

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 1st Jan 2013

Ground rent £510.00 per annum

Ground rent review: 1st Jan 2028

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Mains drainage

