



GROSS INTERNAL  
FLOOR AREA 1071 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1071 SQ FT / 99 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: 17/11/22
	photoplan

**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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**McCARTHY STONE  
RESALES**

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



Larger than average two bedroom apartment (master en-suite) with private patio area, exclusively available to the over 70's.

**ASKING PRICE £330,000 LEASEHOLD**

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

## INTRODUCTION:

Substantially larger than the vast majority of apartments at Thomas Court this is a great potential home for those looking for more space than is normally found in apartment living. Located on the ground floor, this two bedroom apartment has it's own private patio to one side and overlooks the communal gardens on the other side, in turn, providing a very light, airy space.

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:

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. A very spacious entrance hall with recessed area with large window overlooking the communal gardens - a perfect space for a desk. Emergency pull cord, large walk-in store/airing cupboard with light, shelving, Gledhill boiler supplying domestic hot water and concealed Vent Axia system. A feature glazed panelled door to lounge/dining room.

## LOUNGE/DINING ROOM:

A double-glazed door with window to side opens on to a private patio seating area. Focal point fireplace with inset electric fire, two ceiling lights and feature glazed panelled double door leads to the kitchen.

## KITCHEN:

With an electronically operated double-glazed window looking on to the private patio. 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 and waist-level oven. Ceiling spot light fitting, extensively tiled walls and fully tiled floor.

## MASTER BEDROOM:

A large 'L'-shaped, well-proportioned double bedroom with a double-glazed door with window to side opening on to the private patio. Walk-in wardrobe with auto light. Door to en-suite.

## EN-SUITE BATH & SHOWER ROOM

Modern white suite comprising; panelled bath, separate walk-in level access shower, close-coupled WC, vanity wash-basin with cupboard under and fitted mirror, strip light and shaver point over. Heated towel rail, emergency pull cord, ceiling spot light. Fully tiled walls and wet room flooring.

# 2 BED | £330,000

## SECOND BEDROOM:

An excellent double bedroom with a double-glazed window looking out on to the private patio.

## FURTHER WETROOM:

With a double-glazed window. Modern white suite comprising; walk-in level access shower, close-coupled WC, vanity wash-basin with cupboard under and fitted mirror, strip light and shaver point over, 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 (Subject to availability). 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 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 p.a (for financial year end 31/03/2023)

## LEASEHOLD

Lease 125 Years from 2013  
Ground Rent £510pa

