



THOMAS COURT

Apartment 3, Thomas Court
Marlborough Road, Cardiff, CF23 5EZ



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£195,000 Leasehold

1 Bedroom : 1 Bathrooms : 1 Reception Rooms

Watts & Morgan are delighted to market this beautifully presented, spacious ground floor retirement living apartment situated in the highly desirable Thomas Court. Constructed in 2013 by multi-award winning McCarthy Stone. This 'Retirement Living Plus' development provides a lifestyle living opportunity for over 70's. Conveniently located to extensive amenities, Roath Park and Cardiff City Centre. Accommodation briefly comprises; entrance hall, living room, kitchen, spacious master bedroom, bathroom and a store room. Externally the property benefits from beautifully landscaped communal gardens and patio area. Allocated parking available at additional cost. Leasehold. Being sold with no onward chain. EPC Rating: 'C'.

Directions

- Cardiff City Centre 2.8 miles
 - M4 (J32) 4.4 miles
-

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Summary of Accommodation

ACCOMMODATION

Entered via a solid oak veneered entrance door into a welcoming hallway which benefits from carpeted flooring, central ceiling light point, a security intercom system providing both visual and verbal link to the main entrance door and emergency pull cord.

A spacious recessed storage room houses a 'Gledhill' boiler supplying hot water and a concealed 'Axia' vent system. The store further benefits from continuation of carpeted flooring and shelving provides ample linen storage.

The spacious sitting room enjoys continuation of carpeted flooring, a central feature electric fireplace with surround and a uPVC double glazed French door with glazed side panel provides access onto a small patio area.

The kitchen has been fitted with a range of wall and base units with roll-top laminate work surfaces. Integral appliances to remain include: a 'Hotpoint' electric hob with a stainless steel extractor hood over, a waist-level 'Hotpoint' electric oven and a fridge/freezer. The kitchen further benefits from central ceiling light fitting, extractor fan, tiled splash-back, tiled flooring, a stainless steel drainer sink and an uPVC double glazed window to the side elevation.

The spacious master bedroom enjoys continuation of carpeted flooring, a built-in wardrobe with mirrored sliding doors, a central ceiling light point and a uPVC double glazed window to the side elevation.

The bathroom has been fitted with a 4-piece white suite comprising: a wooden panelled bath, a large walk-in shower, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled walls, wet room vinyl flooring, recessed ceiling spotlights, extractor fan, fitted mirror with strip light and 'Consort' electric towel rail.

GARDENS AND GROUNDS

Thomas Court enjoys beautifully landscaped communal gardens. Allocated car parking is available with a yearly permit at a charge of approximately £250 per annum.

SERVICES AND TENURE

Leasehold - 125 years from 2013 (approx. 116 years remaining).

We have been reliably informed that Ground Rent is approximately £430.00 per annum.

We have been reliably informed that the Service Charge is approximately £633.97 per month.

Service Charge includes -

- 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 garden and grounds.
- Repair and maintenance to interior and exterior communal areas.
- Contingency fund including internal and external re-decoration of communal areas.
- Building insurance.

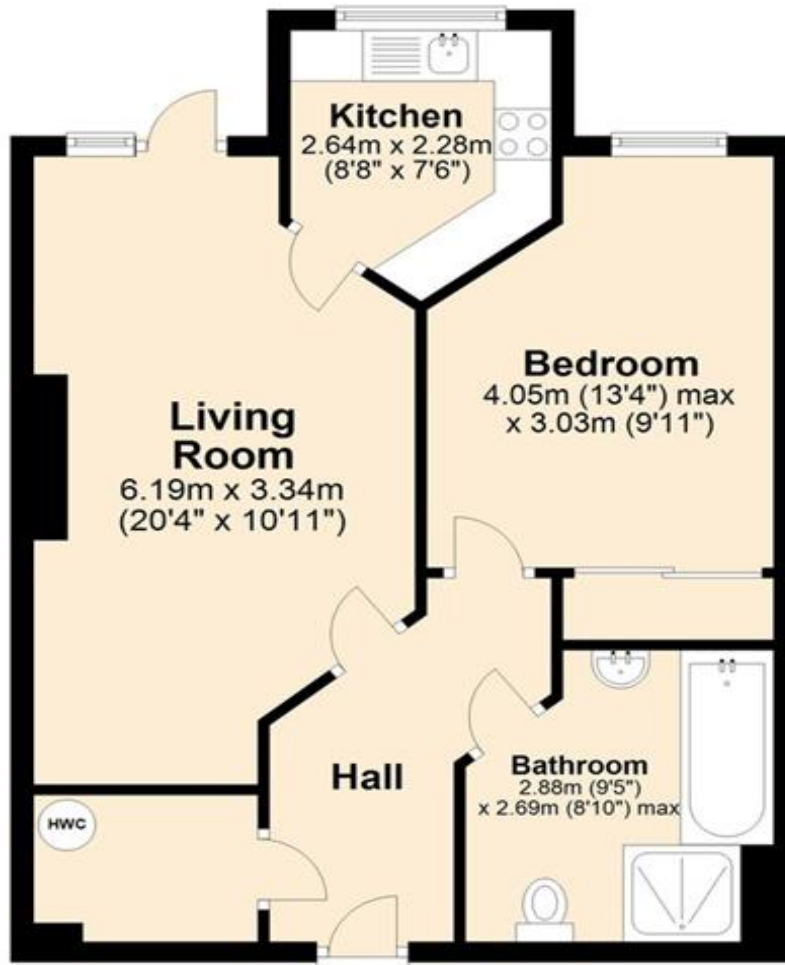
The Service Charge does not cover external costs such as Council Tax, electricity or TV but does include the cost of Estate Manager, Water Rates, 24 hour emergency call system, heating and maintenance for communal areas, exterior and property maintenance and gardening.

Guest suites are available for visiting family and friends at a charge of £25.00 per night



Ground Floor

Approx. 52.9 sq. metres (569.5 sq. feet)



Total area: approx. 52.9 sq. metres (569.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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