



McCarthy & Stone

RESALES



31 Thomas Court Marlborough Road, Cardiff, CF23 5EZ  
Asking price £295,000 Leasehold

For further details  
please call 0345 556 4104



# 31 Thomas Court Marlborough Road, Cardiff, CF23 5EZ

**\*\* JOIN OUR SUMMER SHOWCASE EVENT - SATURDAY 26th JUNE - 10am - 4pm - BOOK NOW \*\*** A TWO BEDROOM RETIREMENT APARTMENT IN THIS RETIREMENT LIVING PLUS DEVELOPMENT WITH RESTAURANT FACILITIES

## 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 First Floor so away from the general 'hustle and bustle' of the daily activity but convenient to the lift service to all floors. The amount of space is evident immediately you enter the excellent hallway with a window and useful recessed area and continues through to a large lounge/dining room. There is a well-fitted kitchen with a host of integrated appliances and then a particularly spacious 'L'-shaped master bedroom with en-suite facilities, an excellent second double bedroom and a further 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 considerable entrance hall with ample 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. There is a useful recessed area with a double-glazed window and is currently used as a study area. 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 window overlooks the busy and interesting Street scene below. A feature glazed panelled double door leads to the kitchen.

## KITCHEN:

With an electronically operated double-glazed window. 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 dishwasher, fridge and freezer. Ceiling spot light fitting, extensively tiled walls and fully tiled floor.

## MASTER BEDROOM:

A very large 'L'-shaped room well-proportioned double bedroom with a double-glazed window. Walk-in wardrobe with auto light and bespoke fitted curved hanging rails. There is ample space for additional bedroom furniture. 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 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:

An excellent double bedroom with a double-glazed window and having an extensive range of wardrobes with hanging space, shelving and sliding doors.

## FURTHER WETROOM:

With a double-glazed window. 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 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 2013  
Ground Rent £510pa











**Floor Plan**

Total floor area 89.0 sq. m. (958 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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