

James
Douglas

SALES AND
LETTINGS



FOR SALE

Thomas Court, Penylan, , CF23 5EZ

£300,000



- EPC Rating TBC

Description...

Situated on the ground floor of the highly regarded Thomas Court development on Marlborough Road, Cardiff, this well-presented two-bedroom apartment offers comfortable and convenient living, ideal for those seeking both independence and support within a welcoming community.

The apartment features a bright and generously sized living room, providing an ideal space to relax or entertain. The two bedrooms are well-proportioned, offering flexibility for guests, hobbies, or additional storage, while maintaining a peaceful and private atmosphere. This particular property also benefits from a small patio area to sit and enjoy the gardens and is situated close to all of the amenities that the development has to offer.

Designed with ease of access in mind, the ground floor position ensures convenient entry and mobility throughout, making it particularly practical for day-to-day living.

Residents have access to excellent communal facilities, including a welcoming homeowners' lounge, landscaped gardens, an on-site restaurant with table service, a laundry room, and scooter storage. A guest suite is also available for visiting friends and family (subject to a small nightly fee).

A wide range of optional social activities are regularly organised, including coffee mornings, fitness classes, games, and social events, allowing residents to be as involved as they wish.

Service Charge & Costs

The annual service charge is approximately £ (for the financial year ending 31/03/2026) and is designed to cover a wide range of services that support both the building and residents' lifestyle.

This includes:

- 24-hour emergency call system for peace of mind
- On-site Estate Manager and staffing costs
- Heating, lighting, and power to all communal areas
- Water rates for both the apartment and communal areas
- Cleaning of communal windows and shared spaces
- Maintenance and repairs of communal interior and exterior areas
- Upkeep of landscaped gardens and grounds
- Buildings insurance
- Contribution to a contingency fund for future maintenance and redecoration

Accommodation...





Floorplan

Energy Rating

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