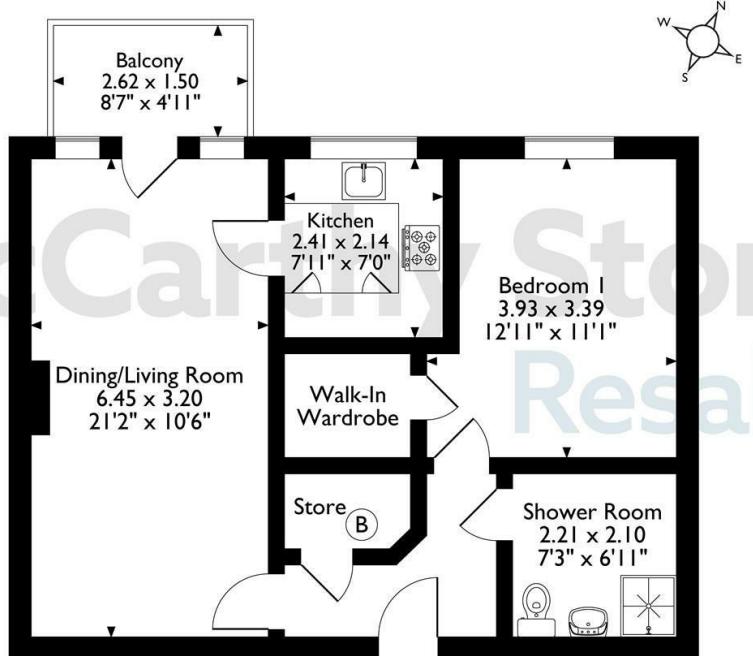


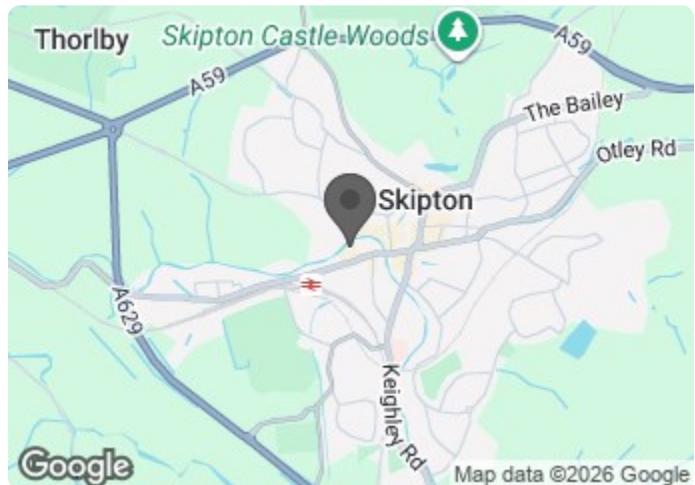
Mallory Court, Apartment 23, Brewery Lane, Skipton
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



Third Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8677309/DST.

Council Tax Band: C



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		
(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



23 Mallory Court

Brewery Lane, Skipton, BD23 1DF



Asking price £240,000 Leasehold

An opportunity has arisen to acquire this MODERN, SPACIOUS and very well-presented ONE BEDROOM third floor apartment with a WALK OUT BALCONY overlooking the scenic Leeds/Liverpool Canal in the heart of Skipton.

The apartment is in Mallory Court, a much sought after McCarthy Stone retirement living development with amenities which include a lift to all floors, well appointed communal lounge, laundry room and a recently upgraded roof terrace with sun deck which commands spectacular views over the town and surrounding countryside.

THIS IS A VACANT PROPERTY WITH NO ON GOING CHAIN

Call us on 0345 556 4104 to find out more.

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

Brewery Lane, Skipton

Summary

Mallory Court was purpose built by McCarthy Stone for retirement living. The development consists of 33 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom, bedroom and hallway. There is a communal homeowners lounge used for coffee mornings and other social events to create a sense of community.

ITS A CONDITION OF PURCHASE THAT ALL RESIDENTS MUST MEET THE AGE REQUIREMENTS OF 60 YEARS.

Local Area

Mallory Court is situated in an enviable location, near the centre of Skipton, a historic market town, known as the "Gateway to the Dales" which in 2014 was voted "best place to live in Britain" by the Sunday Times and in 2025, "Happiest Place to live in Britain" by Right Move.

A popular destination, the town has many attractions, places of interest, a selection of traditional and modern shops and a wide choice of eateries and weekly market. Mallory Court, overlooking the Leeds / Liverpool canal, is located close to the heart of Skipton and has excellent access to local transport links via bus stops on Broughton Road and the wider transport network via Skipton rail station, also on Broughton Road.

Entrance Hall

The front door with security spy hole lens leads to the entrance hall which contains the 24-hour Apello emergency base unit and security door entry system. Off the hallway is a walk-in storage cupboard which houses the hot water boiler. Further doors lead to the lounge, bedroom and shower room

Lounge

This large room features a living flame electric fire with surround. There is plenty of space for lounge furniture and also a small dining table and chairs. A double glazed door leads to a walk-out balcony overlooking the canal, with room for a bistro set. The lounge benefits from TV and telephone points, newly fitted carpets, ceiling lights and raised electric power sockets. A partially glazed door leads to the kitchen.



Kitchen

The kitchen is fully fitted with a tiled floor. It comprises a number of modern units and cupboards, a stainless steel sink with mono-block lever tap, built-in oven, ceramic hob with extractor hood, integrated fridge freezer and under pelmet lighting.

Bedroom One

This is a spacious double bedroom with ceiling light and a door leading to a large walk-in wardrobe/storage cupboard. There is ample room to accommodate other furniture comfortably. There is a TV and phone point, several electric power points and an emergency pull cord

Shower Room

The room is fully tiled and fitted with a walk-in shower, WC, vanity unit and mirror and an emergency pull cord.

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 House 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 House Manager.

Annual service charge: £3,535.44 for the financial year ending 30/09/2026.

Car Parking(Permit Scheme)subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits



1 Bed | £240,000

are available on a first come, first served basis. Please check with the House Manager on site for availability.

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information check our webpage additional services or speak with our Property Consultant.

- Fibre to the cabinet Broadband available to order
- Mains water and electricity
- Zonal controlled under floor heating
- Mains drainage

Leasehold Information

Lease: 125 years from 1st Jan 2014

Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services

