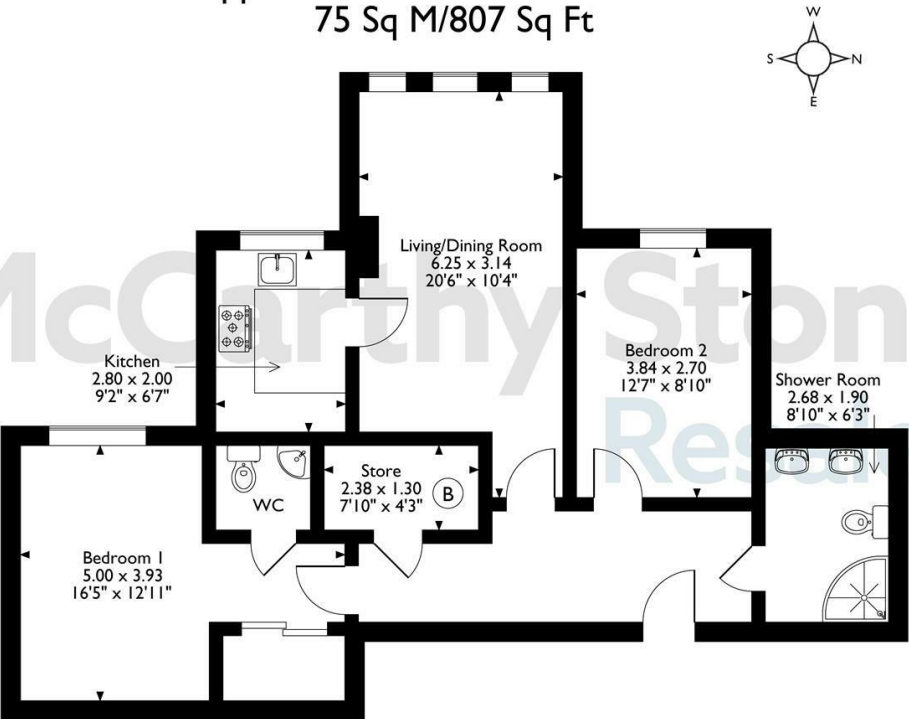


29 Hollis Court, Castle Howard Road, Malton
Approximate Gross Internal Area
75 Sq M/807 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(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	

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29 Hollis Court

Castle Howard Road, Malton, YO17 7AD



Asking price £199,950 Leasehold

Located in the sought-after Hollis Court development on Castle Howard Road, Malton, this attractive retirement apartment is exclusively for the over 60s. It offers a spacious reception room, two comfortable bedrooms, and two modern bathrooms, combining convenience with comfort. Set within a friendly community and close to local amenities, it's the ideal place to enjoy a relaxed and fulfilling retirement.

Call us on 0345 556 4104 to find out more.

Hollis Court, Castle Howard Road, Malton

Moving Made Easy

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 that can assist with service charges or living costs.
- 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 speak with our Property Consultant today.

Summary

Hollis Court, built by McCarthy & Stone, is a purpose-built development designed exclusively for the over 60s. Comprising 49 one- and two-bedroom apartments, it offers the perfect blend of comfort, security, and community. A dedicated House Manager is on site for day-to-day support, and a 24-hour emergency call system is provided via personal pendant alarms and bathroom call points for complete peace of mind.

Ideally located on Castle Howard Road, Hollis Court is just a short distance from the charming market town centre of Malton. Known as Yorkshire's Food Capital, Malton boasts a delightful mix of independent shops, traditional markets, coffee bars, cafés, and welcoming public houses. The picturesque River Derwent separates Malton from Norton, adding to the area's character and charm.

The development is well-connected for travel, with both Malton bus station and railway station situated in nearby Norton-on-Derwent. Regular bus services link to Leeds, York, Pickering, Whitby, Scarborough, and Bridlington, making it easy to explore the surrounding area.

Key Features:

Exclusively for over 60s

On-site House Manager

24-hour emergency call system

Communal lounge and landscaped gardens

Excellent local amenities and transport links

Entrance Hall

The front door, with spy hole, opens into a spacious entrance hall housing the 24-hour Tunstall emergency response pull cord system. From here, a door leads to a useful walk-in storage/airing cupboard. The hall also benefits from illuminated light switches, a smoke detector, and a secure door entry system with intercom. Doors provide access to both bedrooms, the living room, and the bathroom.

Living Room

Attractive feature fireplace with inset electric fire, TV and telephone points, and two ceiling light fittings. The room is finished with fitted carpets and raised power sockets for ease of use. Partially glazed double doors open to the separate kitchen.

Kitchen

Fully fitted kitchen with tiled flooring and a stainless steel sink with mono block lever tap. Integrated appliances include a built-in oven, ceramic hob with extractor hood, fridge, and freezer. Under-pelmet lighting adds a stylish finishing touch.

Bedroom One

Spacious Bedroom One featuring a ceiling light fitting, walk-in wardrobe, and TV and telephone points.

En-suite Bathroom

Fully tiled bathroom fitted with a white suite comprising a bath, WC, and vanity unit with inset sink and mirror above.

Bedroom Two

Spacious second bedroom. Ceiling lights. TV and phone point.

2 bed | £199,950

Shower Room

Fully tiled shower room with walk-in shower, WC, and double vanity unit with twin sinks and mirror above.

Service Charge (breakdown)

- 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 annual service charge is £3,805.09 for the financial year ending 31/03/2026. The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Ground rent: £495 per annum
Ground rent review: 1st Jan 2026
Lease: 125 years from 1st Jan 2011

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

