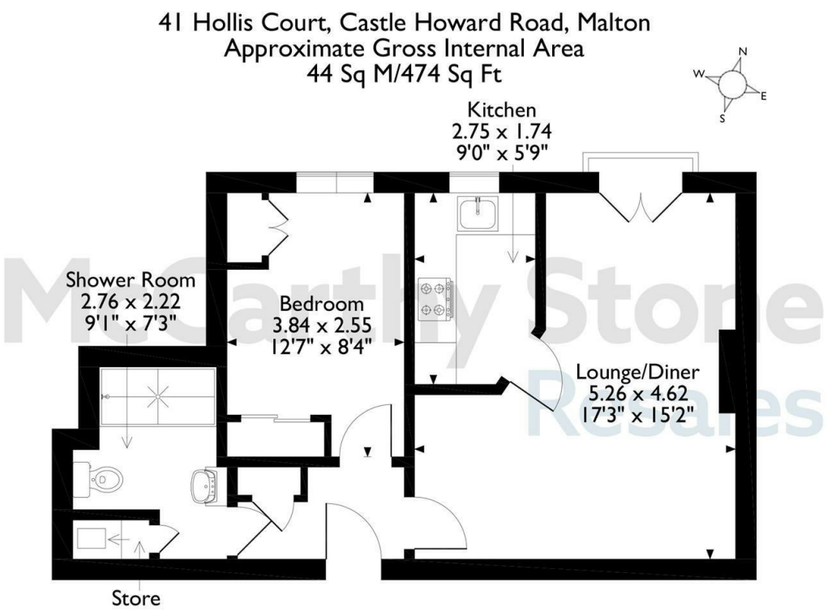
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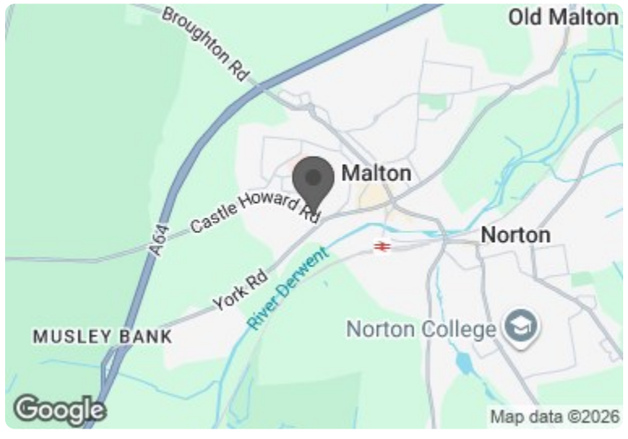


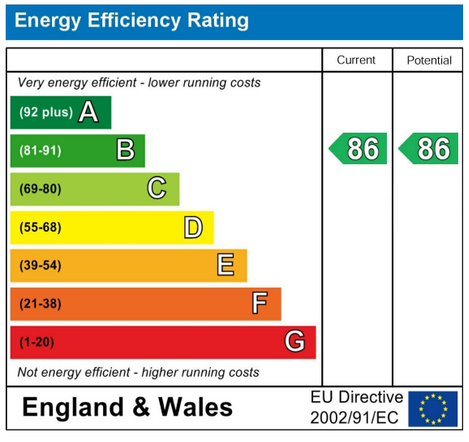
Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: B





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The Property Ombudsman

McCarthy Stone
Resales

41 Hollis Court

Castle Howard Road, Malton, YO17 7AD

PRICE REDUCED







PRICE REDUCTION

Asking price £100,000 Leasehold

A well-presented second-floor one-bedroom retirement apartment with a Juliet balcony overlooking the rear gardens. Conveniently located close to Malton town centre, with bus stops and the train station within easy walking distance. Positioned within a modern McCarthy Stone Retirement Living development designed for secure, low-maintenance living, and offered with no onward chain.

Call us on 0345 556 4104 to find out more.

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Hollis Court, Castle Howard Road, Malton,

1 Bed | £100,000

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.

• 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.

Hollis Court
Hollis Court is a McCarthy & Stone Retirement Living development of 49 one and two-bedroom apartments for the over-60s. A dedicated House Manager is on site during working hours, and the development includes secure audio door entry and a 24-hour emergency call system.

The service charge covers external maintenance, gardening, landscaping, window cleaning, buildings insurance, water rates and the running costs of the communal areas, including the lounge and laundry room.

Homeowners can enjoy the sociable lounge for meeting friends and family, and visitors can stay overnight in the on-site Guest Suite (subject to availability, usually £25 per night).

Local Area
Hollis Court enjoys a quiet position on Castle Howard Road in the market town of Malton. Bus stops are around 250 yards away, and Malton's Market Street is just 450 yards from the development.

Malton offers a range of independent shops, cafés and pubs, with a weekly Saturday market and a monthly farmers' market in the town centre.

Transport links are excellent, with easy access to the A64 for York (around 30 minutes) and Scarborough (around 45 minutes). Malton train station is within half a mile, providing convenient onward connections.

Entrance Hall
Entrance hall with letterbox and spyhole, illuminated light switches, smoke detector, secure door-entry intercom and a 24-hour emergency pull-cord system. Includes a separate cloakroom, with doors leading to the lounge, bedroom and shower room.

Living room
A spacious lounge with a Juliet balcony overlooking the attractive rear gardens. Features ample space for dining, raised power sockets, TV and telephone points, Sky/Sky+ connection, two ceiling lights and an electric radiator-style heater. A partially glazed door leads through to the kitchen.

Kitchen
Fully fitted kitchen with modern wood-effect wall and base units, granite-effect worktops and a stainless steel sink with mono-lever tap beneath a window overlooking the gardens. Includes a raised oven, ceramic hob with cooker hood, and integrated fridge and freezer. Finished with tiled splashbacks, tiled flooring, under-pelmet lighting and a ceiling light.

Bedroom
A good size double bedroom overlooking the rear gardens.
Built-in mirror fronted double wardrobes.
Fitted carpets, raised electric power sockets, TV and telephone points, a central ceiling light and a wall mounted electric heater.

Shower Room
Fully tiled shower room with a double-width shower featuring a glass sliding door and handrail. Includes a vanity unit with wash basin and WC, mirror with shaving light and point, extractor fan, wall-mounted Dimplex heater, emergency pull cord and a convenient storage/airing cupboard.

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 annual service charge is £2,618.37 for financial year ending 31st March 2027.

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 available by allocated space, subject to availability. Permits are issued on a first-come, first-served basis at £250 per annum. Please check availability with the House Manager.

Additional Information & Services
Lease: 125 years from 2011
Ground rent: £425 per annum
Ground rent review: January 2026
Managing agent: McCarthy Stone Management Services
Council: Ryedale – Tax Band B
Age restriction: Residents must be aged 60 or over

Additional information:
• Ultrafast broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













