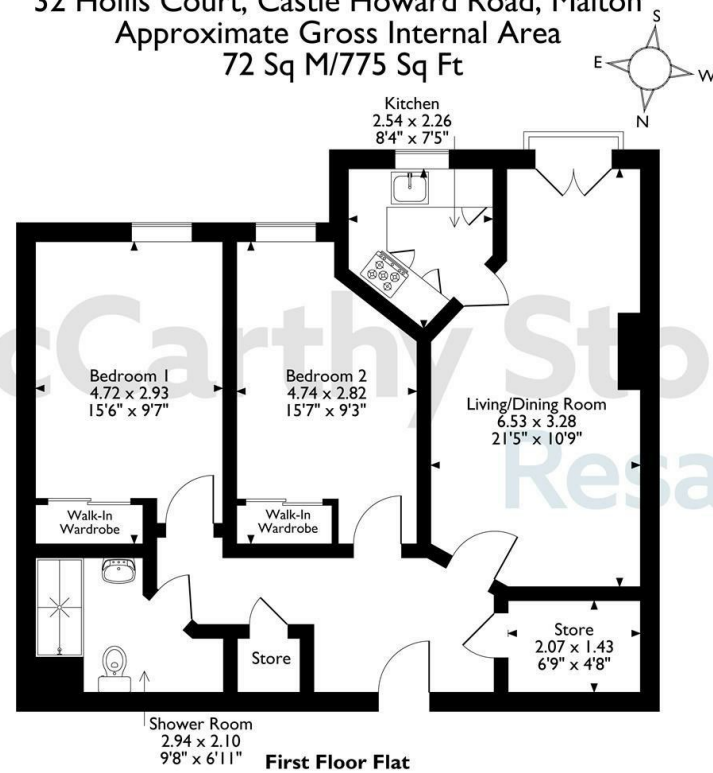
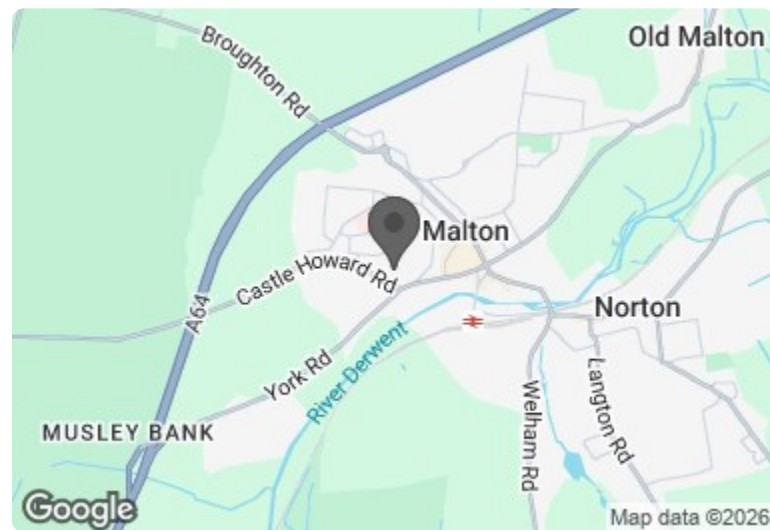


32 Hollis Court, Castle Howard Road, Malton  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

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## 32 Hollis Court

Castle Howard Road, Malton, YO17 7AD

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £215,000 Leasehold**

Hollis Court on Castle Howard Road, Malton, this delightful first-floor retirement apartment is designed for those aged over 60. Boasting two spacious bedrooms and a comfortable reception room, it offers a perfect blend of convenience and comfort. With a well-appointed bathroom and the added benefit of fitted blinds and curtains included throughout, this property is ideal for relaxed living in a serene environment.

**Call us on 0345 556 4104 to find out more.**

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

# Hollis Court, Castle Howard Road, Malton

2 Bed | £215,000

PRICE  
REDUCED

## 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 was purpose-built by McCarthy Stone for modern retirement living and comprises 49 stylish one and two-bedroom apartments exclusively for those aged 60 and over. Designed with comfort and peace of mind in mind, the development benefits from a dedicated House Manager and a 24-hour emergency call system, which includes personal pendant alarms and bathroom call points.

Ideally located on Castle Howard Road in the charming market town of Malton, Hollis Court enjoys a prime position within this vibrant community. Malton, often referred to as Yorkshire's food capital, lies just north of the River Derwent, which historically marked the boundary between the North and East Ridings of Yorkshire. On the opposite bank is the town of Norton, adding to the area's character and amenities.

Malton's town centre is home to a wonderful selection of traditional independent shops and boutiques. The recently revitalised marketplace now features a range of inviting coffee shops and cafés, complementing the town's established pubs and creating a lively and welcoming hub for residents and visitors alike.

For those who enjoy getting out and about, Hollis Court is well-connected. Malton bus station and railway station, both situated in nearby Norton-on-Derwent, provide excellent transport links with regular services to York, Leeds, Pickering, Whitby, Scarborough, and Bridlington, making both local travel and day trips a breeze.

Please note: It is a condition of purchase that residents must be aged 60 or over.

## Entrance Hall

The front door, fitted with a spy hole, opens into a spacious entrance hall which features the 24-hour emergency response pull cord system for added peace of mind. From the hallway, there is access to a generous walk-in storage cupboard and a separate airing cupboard, providing ample storage space. Additional features include illuminated light switches, a smoke detector, and a secure door entry system with intercom. Doors from the hallway lead to the living room, bedroom(s), and bathroom.

## Living Room

Feature fire surround with electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

## Kitchen

A fully fitted kitchen featuring a tiled floor and a stainless steel sink with a mono block lever tap, positioned beneath a window for natural light. The kitchen includes a built-in oven, ceramic hob with extractor hood, and integrated fridge and freezer. Under-pelmet lighting adds a modern touch and enhances the workspace.

## Bedroom One

Ceiling lights, fitted wardrobe. TV and phone point.

## Bedroom Two

A spacious second bedroom offering flexible use as a guest room, dining room, or study, depending on your needs. The room features ceiling lighting, along with TV and telephone points, making it ideal for work or relaxation.

## Bathroom

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

## Service Charge (breakdown)

- Cleaning of communal windows and external apartment windows
- House Manager
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,927.56 per annum (for financial year end 31st March 2027)

## 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

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

