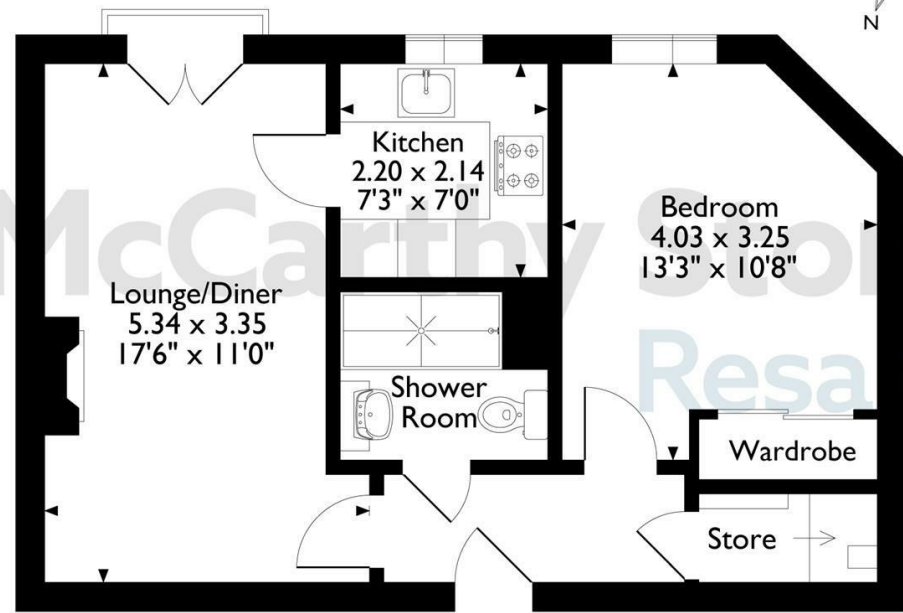
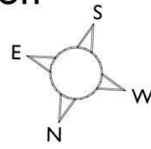


27 Hollis Court, Castle Howard Road, Malton  
Approximate Gross Internal Area  
45 Sq M/484 Sq Ft



**Upper Ground Floor Flat**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</b>
(69-80) <b>C</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	

**27 Hollis Court**

Castle Howard Road, Malton, YO17 7AD



**Offers in the region of £130,000 Leasehold**

A superbly located, south-facing one-bedroom retirement apartment for the over-60s, offered with no onward chain.

Situated on the upper ground floor and accessible via both stairs and lift, the apartment benefits from a Juliette balcony overlooking the beautifully maintained communal gardens and the open countryside beyond (as shown in picture 2).

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

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

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 reproduction is strictly prohibited.



# 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.
- 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 purpose-built Retirement Living development comprising 49 one and two-bedroom apartments for the over-60s. A dedicated House Manager is on site during working hours to offer support and ensure the building runs smoothly.

There's no need to worry about external upkeep - the service charge covers all external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates and the development's security systems. It also includes the energy costs for the communal areas, including the laundry room and the Homeowners' Lounge.

For added peace of mind, the development benefits from an audio door-entry system and a 24-hour emergency call system. The Homeowners' Lounge provides an ideal space to socialise with friends and family, while visiting guests can book the on-site Guest Suite (typically £25 per night, subject to availability).

Please note: purchasers must meet the age requirement of 60 years or over.

## Local Area

Hollis Court is perfectly positioned on Castle Howard Road, just 350 yards from Malton's vibrant town centre. Here you'll find a great mix of independent shops, coffee bars, cafés and traditional pubs. The town hosts a weekly Saturday market and a popular monthly farmers' market.

Malton railway station is only half a mile away, and scenic walks along the River Derwent are just a short stroll from the development.

## Entrance Hall

Front door with spy hole leads to the entrance hall where there are illuminated light switches, a smoke detector, the apartment's security door entry system and the 24-hour Tunstall emergency response pull cord system. There is a door to a walk-in storage cupboard/airing cupboard and further doors lead to the lounge, bedroom and bathroom.

## Living room

A well-presented living room with generous space for both lounge and dining furniture, featuring an attractive electric fireplace and a separate electric heater. French doors open onto a Juliette balcony with views across the communal gardens and countryside. The room is equipped with TV and telephone points, along with a Sky/Sky+ connection. A partially glazed door leads through to the separate kitchen.

## Kitchen

A bright and practical kitchen featuring a tiled splashback, wood-effect cupboards and drawers, and a contrasting roll-top work surface. The inset stainless-steel sink with mono-lever tap sits beneath a window overlooking the communal gardens. The kitchen includes a range of accessible appliances, including a fridge, freezer, ceramic hob with cooker hood, and an integrated oven that was replaced approximately six months before the property was vacated and remains in excellent condition.

## Bedroom

A spacious double bedroom featuring fitted, mirror-fronted sliding wardrobes for excellent storage. Includes ceiling lights, TV and telephone points, raised power sockets and a wall-mounted electric heater. The window offers a pleasant outlook over the communal gardens.

# 1 bed | £130,000

## Shower room

A fully tiled shower room featuring a WC, a vanity unit with inset wash basin and overhead mirror. It includes a shower cubicle with easy-use glass doors, a heated towel rail, an extractor fan, and an emergency pull-cord for added peace of mind.

## Car Parking Permit Scheme- Subject to Availability

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

## Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- 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. To find out more about the service charges please contact your Property Consultant or House Manager.

The annual service charge is £2,618.37 for the financial year ending 31/03/27.

## Leasehold Information

Lease: 125 years from 1st Jan 2011

Ground rent: £425 per annum

Ground rent review: 1st Jan 2026

Managed by: McCarthy and Stone Management Services

## Additional Information & Services

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

