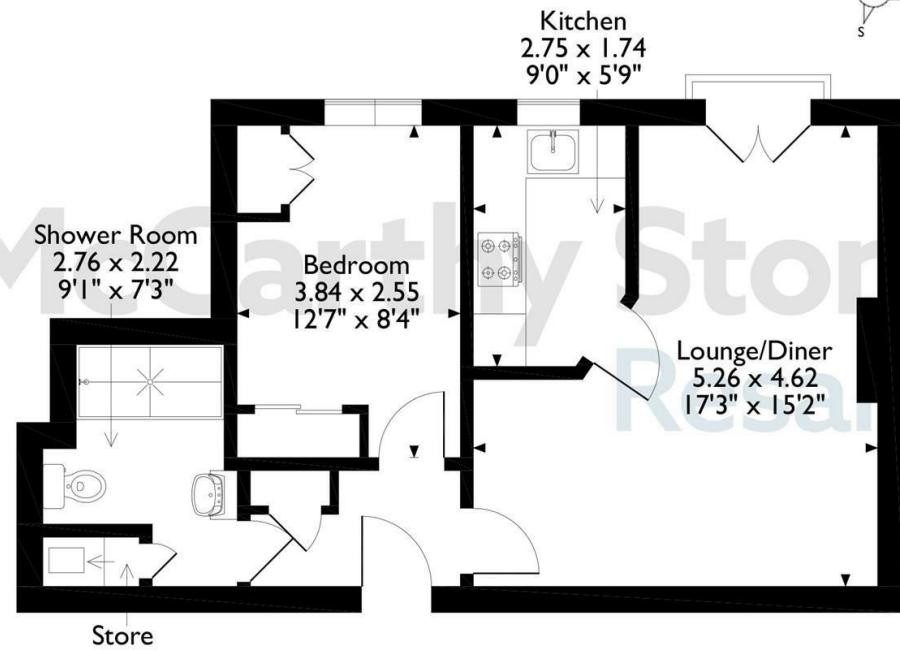


41 Hollis Court, Castle Howard Road, Malton  
Approximate Gross Internal Area  
44 Sq M/474 Sq Ft



**Second 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>		86	86
(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	

**41 Hollis Court**

Castle Howard Road, Malton, YO17 7AD



**Asking price £127,500 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.**

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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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Registered in England and Wales No. 10716544



# Hollis Court, Castle Howard Road, Malton, YO17 7AD

## 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

# 1 Bed | £127,500

- 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

