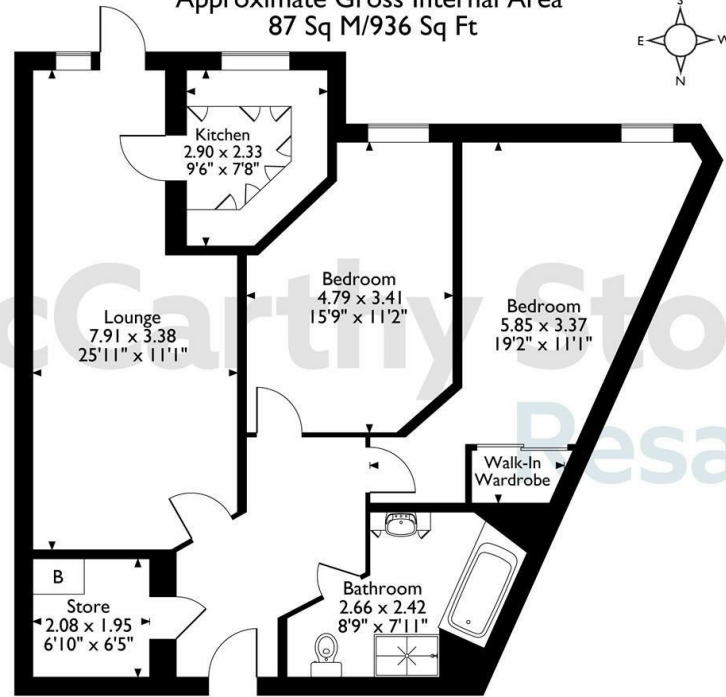


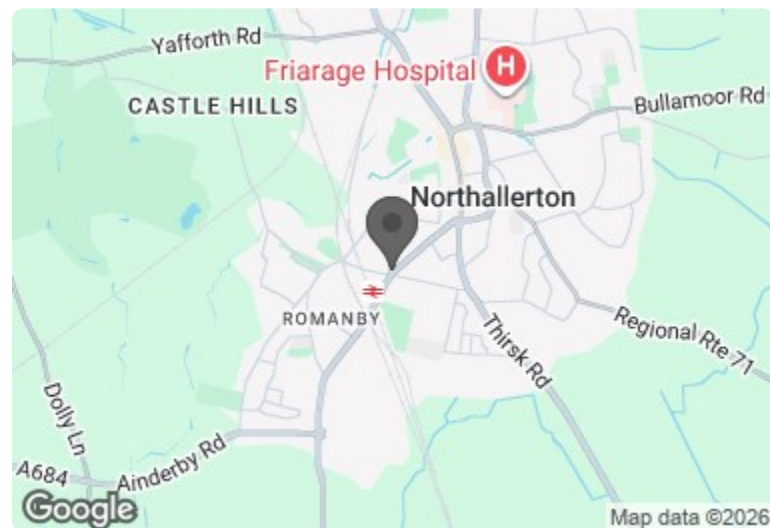
17, Malpas Court, Northallerton
Approximate Gross Internal Area
87 Sq M/936 Sq Ft



Ground Floor

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



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 78 | 81 |
| | 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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Registered in England and Wales No. 10716544



17 Malpas Court

Malpas Road, Northallerton, DL7 8TG



PRICE REDUCTION

Asking price £139,950 Leasehold

A larger-than-average two-bedroom retirement apartment for the over 70s, set on the ground floor with a private patio. Enjoy superb communal amenities including a restaurant, social lounge, and professional care services provided by McCarthy Stone's CQC-registered Estates Team.

Call us on 0345 556 4104 to find out more.

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

Malpas Road, Northallerton

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.

About Malpas Court

Malpas Court was purpose-built by McCarthy Stone to offer assisted living for the over 70s, combining independence with comfort and peace of mind. The development comprises 50 one and two-bedroom retirement apartments, thoughtfully designed to make everyday living easier. Each home features a beautifully equipped kitchen with waist-height oven, walk-in shower, lever taps, and slip-resistant flooring for safety and convenience.

Beyond the privacy of your own apartment, Malpas Court offers a warm and welcoming community. Homeowners can enjoy the communal lounge, a perfect place to socialise, relax, or take part in the regular activities organised by fellow residents and the on-site Estate Management Team. The lounge also provides a lovely setting to host friends and family for special occasions.

The on-site restaurant, open daily, serves freshly prepared, nutritious lunches at a reasonable price, with options to cater for special dietary requirements. There's also a function room available for private events, and a computer station for homeowners' use.

Residents and visitors alike can enjoy the landscaped gardens, and guests are welcome to stay overnight in the well-appointed guest suite (additional charges apply). For complete peace of mind, Malpas Court benefits from an on-site Estate Manager and

a 24-hour emergency call system, with personal pendants and call points in every room.

Local Area

Malpas Court is an Assisted Living development ideally situated in the affluent market town of Northallerton, approximately 30 miles north of York. The town centre offers an excellent mix of amenities, featuring popular high street brands, a range of independent retailers, and a long-established family-run department store.

Northallerton also benefits from three major supermarkets, providing residents with plenty of shopping choice close to home. The town enjoys strong transport connections, with regular local bus services operating throughout Northallerton and beyond, while Northallerton Train Station, located on Boroughbridge Road, offers direct links to York, Newcastle, and London, making travel across the region convenient and accessible.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the lounge, bedrooms and bathroom.

Lounge

A bright and airy lounge featuring patio doors that open onto a private patio area, offering the perfect space to relax or entertain. There is ample room for a dining table, and the room includes raised electric sockets, TV and telephone points for added convenience. A partially glazed door leads through to the separate kitchen.

Kitchen

Well equipped modern kitchen with tiled floor and a range of low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge / freezer. Electrically operated kitchen window to front aspect.

Bedroom One

Double bedroom benefiting from a mirror fronted built in wardrobes. Ceiling lights, TV and phone point.

2 Bed | £139,950

Bedroom Two

A spacious second bedroom that could also be used as a dining room or versatile guest space. Features include ceiling lights, along with TV and telephone points.

Bathroom

Fully tiled and fitted with suite comprising of level access shower and bath. Low level WC, vanity unit with wash basin and mirror above. Electric shaving point, heated chrome towel rail and extractor fan. Slip resistant flooring.

Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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 Estate Manager.

Annual Service Charge £14,396.49 for financial year ending 31/03/2027.

Ask about our free entitlements service to find out what benefits you may be entitled to.

Allocated Parking Space

This apartment benefits from having its own allocated parking space. (By allocation).

Leasehold

Lease: 125 years from 1st Jan 2011

Ground rent: £510 per annum

Ground rent review: 1st Jan 2026

Additional Information & Services

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

PRICE
REDUCED

