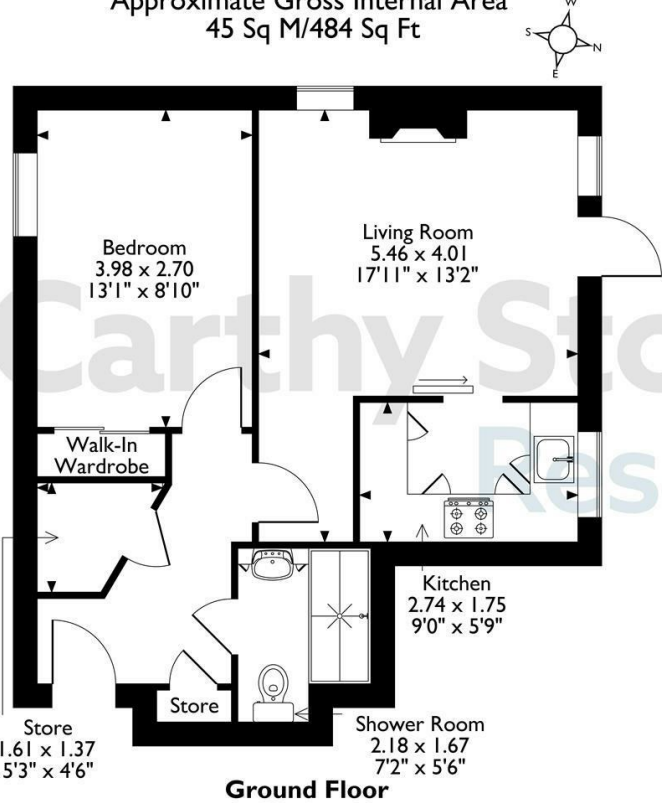


12 Hollis Court, Castle Howard Road, Malton  
Approximate Gross Internal Area  
45 Sq M/484 Sq Ft



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 12 Hollis Court

Castle Howard Road, Malton, YO17 7AD



**Asking price £175,000 Leasehold**

\*No Onward Chain\* A well presented and recently redecorated throughout one bedroom, double aspect retirement apartment. Superbly situated on the ground floor floor with patio looking over the communal gardens. Malton was voted 'one of the best places to live in Britain' by The Sunday Times in both the 2017 and 2018.

**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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Hollis Court, 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 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 CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR  
PROPERTY CONSULTANT

## Summary

Holis Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 49 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

Hollis Court is ideally located on Castle Howard Road in the market town of Malton. Malton is located to the north of the River Derwent which forms the historic boundary between the North and East Riding of Yorkshire. Facing Malton on the other side of the Derwent is Norton. The town centre has lots of small traditional independent shops. The market place has recently become a meeting area with a number of coffee bars and cafes opening all day to complement

the local public houses.

The development is also well situated for travel. Malton bus station and Malton railway station are actually located in Norton on Derwent. Buses run from Leeds and York through Malton to Pickering, Whitby, Scarborough and Bridlington.

It is a condition of purchase that all residents must meet the age requirement of 60+ years.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there are two storage cupboard/airing cupboards. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the living room, bedroom, and shower room.

## Living Room

A spacious living room with feature double glazed French door leading to a patio area. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. A bespoke fitted book case. Partially glazed sliding door lead onto a separate kitchen.

## Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap and window looking over communal gardens. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and appliance space for automatic washing machine.

## Bedroom

A bright double bedroom with a mirror fronted wardrobe with plenty of hanging and storage space. TV and phone point.

# 1 bed | £175,000

## Shower Room

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
- 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 is £2,536.73 (for financial year end March 2026).

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 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

125 years from Jan 2011

Ground rent: £425 per annum

Ground rent review: Jan 2026

## Additional Information

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

