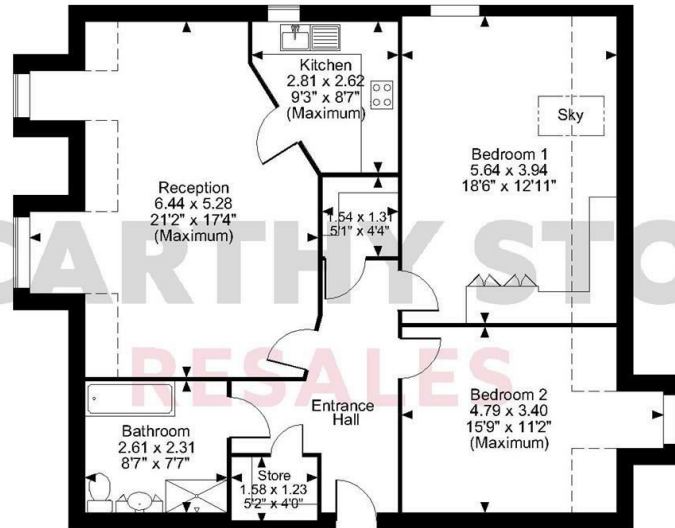


Hollis Court, Castle Howard Road, Malton  
Approximate Gross Internal Area  
888 Sq Ft/83 Sq M



Third Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
--- Denotes restricted head height  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8517569/SMA

# McCARTHY STONE RESALES

## 49 HOLLIS COURT

CASTLE HOWARD ROAD, MALTON, YO17 7AD



**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>	<b>82</b>	<b>82</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		



# McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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



A SPACIOUS TWO BEDROOM TOP FLOOR APARTMENT WITH GREAT FAR REACHING VIEWS situated within an age exclusive MCCARTHY STONE DEVELOPMENT for the OVER 60'S located CLOSE TO MALTON TOWN CENTRE, BUS STOPS and the TRAIN STATION.

**PRICE REDUCTION**

**ASKING PRICE £230,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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

# HOLLIS COURT, CASTLE HOWARD ROAD,

# 2 BEDROOMS £230,000

Hollis 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. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## LOCAL AREA

Hollis Court is ideally located on Castle Howard Road in the market town of Malton. 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. Malton holds a market every Saturday, as well as a farmers market which is led once a month.

## 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 are doors to two walk-in storage / utility / airing cupboards.

Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and bathroom.

## LOUNGE

A well-proportioned lounge with two casement windows with far-reaching views. There is an electric fire with stone effect surround which acts as an attractive focal point. Fitted carpets, raised electric power sockets, TV and telephone points, Sky/Sky+ connection point. Partially double glazed doors lead onto a separate kitchen.

## KITCHEN

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mixer tap, drainer and UPVC double glazed window with far-reaching views. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

## BEDROOM ONE

A double master bedroom with the benefit of a dual aspect with Velux roof light and additional casement window. Range of fitted wardrobes and desk. Fitted carpets, raised electric power sockets, telephone point.

## BEDROOM TWO

Spacious second bedroom which could be used for a dining room. Casement window, fitted carpets, raised electric power sockets, TV and telephone points.

## BATH / SHOWER ROOM

White suite comprising: bath, separate walk-in shower cubicle, wash basin in vanity unit and low flush WC. Tiled walls and floor. Grab rails. Wall light/shaver socket. Extractor fan. Wall-mounted Dimplex fan heater.

## SERVICE CHARGE

- 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 does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,946.96 per annum (per financial year end 31st March 2023)

## CAR PARKING PERMIT SCHEME- SUBJECT TO AVAILABILITY

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

## LEASEHOLD INFORMATION

125 years from Jan 2011  
Ground Rent: £495 per annum  
Ground Rent review date: Jan 2026

