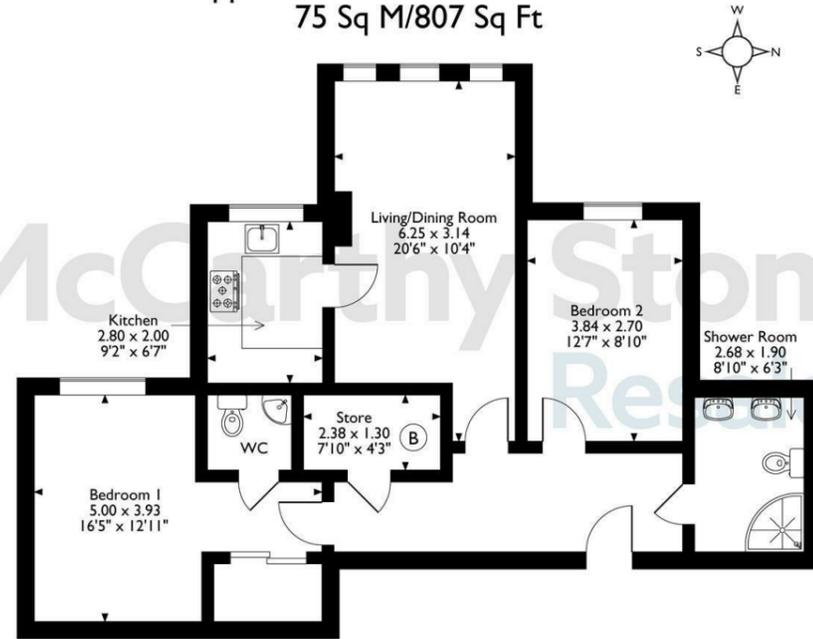


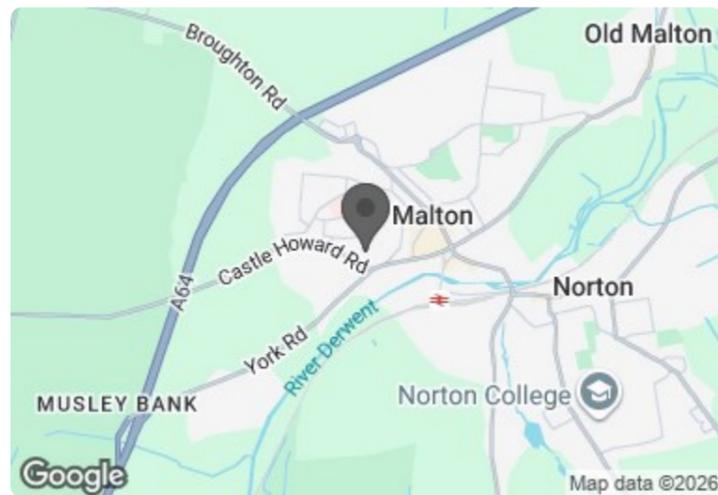
29 Hollis Court, Castle Howard Road, Malton  
Approximate Gross Internal Area  
75 Sq M/807 Sq Ft



Second Floor

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



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

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.



## 29 Hollis Court

Castle Howard Road, Malton, YO17 7AD

PRICE REDUCED



PRICE REDUCTION

Asking price £175,000 Leasehold

No onward chain. Fully redecorated and newly carpeted, this vacant apartment is presented in like-new, move-in-ready condition. Set within the sought-after Hollis Court on Castle Howard Road, Malton, the over-60s development offers a spacious living room, two bedrooms and two modern bathrooms. A welcoming community, close to local amenities, it's an ideal home for a comfortable and relaxed retirement.

Call us on 0345 556 4104 to find out more.

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

# Hollis Court, Castle Howard Road, Malton

## 2 Bed | £175,000

PRICE  
REDUCED

### 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 speak with our Property Consultant today.

### Summary

Hollis Court, built by McCarthy & Stone, is a purpose-built development designed exclusively for the over 60s. Comprising 49 one- and two-bedroom apartments, it offers the perfect blend of comfort, security, and community. A dedicated House Manager is on site for day-to-day support, and a 24-hour emergency call system is provided via personal pendant alarms and bathroom call points for complete peace of mind.

Ideally located on Castle Howard Road, Hollis Court is just a short distance from the charming market town centre of Malton. Known as Yorkshire's Food Capital, Malton boasts a delightful mix of independent shops, traditional markets, coffee bars, cafés, and welcoming public houses. The picturesque River Derwent separates Malton from Norton, adding to the area's character and charm.

The development is well-connected for travel, with both Malton bus station and railway station situated in nearby Norton-on-Derwent. Regular bus services link to Leeds, York, Pickering, Whitby, Scarborough, and Bridlington, making it easy to explore the surrounding area.

### Key Features:

Exclusively for over 60s

On-site House Manager

24-hour emergency call system

Communal lounge and landscaped gardens

Excellent local amenities and transport links

### Entrance Hall

The front door, with spy hole, opens into a spacious entrance hall housing the 24-hour Tunstall emergency response pull cord system. From here, a door leads to a useful walk-in storage/airing cupboard. The hall also benefits from illuminated light switches, a smoke detector, and a secure door entry system with intercom. Doors provide access to both bedrooms, the living room, and the bathroom.

### Living Room

Attractive feature fireplace with inset electric fire, TV and telephone points, and two ceiling light fittings. The room is finished with fitted carpets and raised power sockets for ease of use. Partially glazed double doors open to the separate kitchen.

### Kitchen

Fully fitted kitchen with tiled flooring and a stainless steel sink with mono block lever tap. Integrated appliances include a built-in oven, ceramic hob with extractor hood, fridge, and freezer. Under-pelmet lighting adds a stylish finishing touch.

### Bedroom One

Spacious Bedroom One featuring a ceiling light fitting, walk-in wardrobe, and TV and telephone points.

### En-suite Bathroom

Fully tiled bathroom fitted with a white suite comprising a bath, WC, and vanity unit with inset sink and mirror above.

### Bedroom Two

Spacious second bedroom. Ceiling lights. TV and phone point.

### Shower Room

Fully tiled shower room with walk-in shower, WC, and double vanity unit with twin sinks 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 annual service charge is £3,805.09 for the financial year ending 31/03/2026. 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

Ground rent: £495 per annum

Ground rent review: 1st Jan 2026

Lease: 125 years from 1st Jan 2011

### Additional Information & Services

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



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