

McCARTHY STONE
RESALES

28 MALLORY COURT

BREWERY LANE, SKIPTON, BD23 1DF



A ONE BEDROOM top floor apartment with LARGE PRIVATE PATIO
OVERLOOKING THE CANAL in an exclusive McCARTHY STONE
Retirement Living Development for the over 60's. Ideally placed for local
amenities. Rooftop communal garden area with panoramic views.

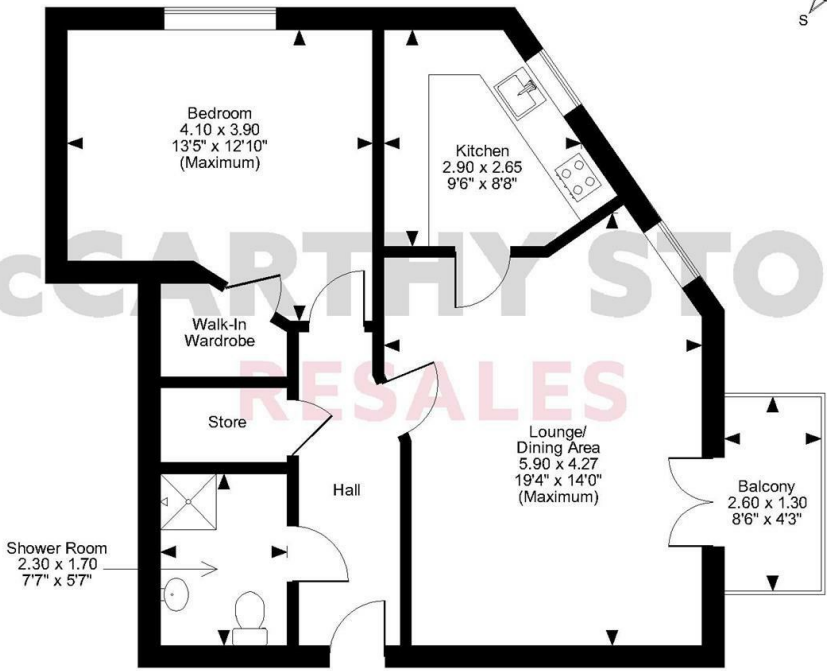
PRICE REDUCTION

ASKING PRICE £230,000 LEASEHOLD

For further details, please call 0345 556 4104

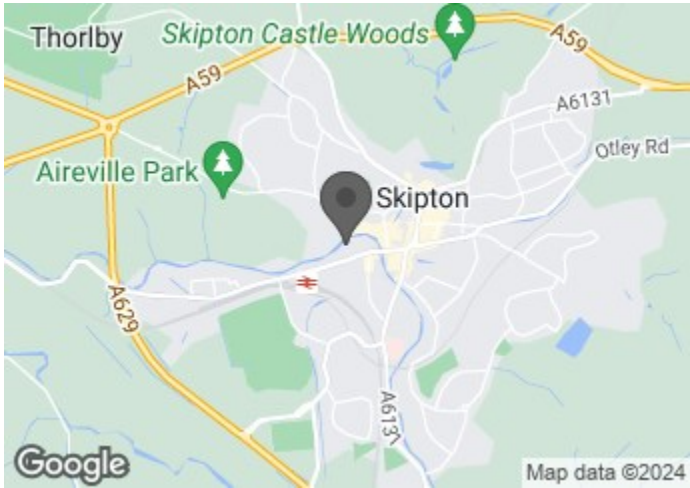
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Mallory Court, Brewery Lane, Skipton
Approximate Gross Internal Area
632 Sq Ft/59 Sq M
Balcony external area = 36 Sq Ft/3 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
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	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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BREWERY LANE, SKIPTON

SUMMARY

Mallory Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 33 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.

The apartment features a fully fitted kitchen and bathroom with shower. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies, check with the House Manager for availability. Mallory Court is situated in the enviable location of Skipton, known as 'The Gateway to the Yorkshire Dales', a historic market town. A popular destination, the town has many attractions, places of interest, a selection of traditional and modern shops and a wide choice of eateries and weekly market. Mallory Court, overlooking the Leeds / Liverpool canal, is located close to the heart of Skipton and has excellent access to local transport links via bus stops on Broughton Road and the wider transport network via Skipton rail station, also on Broughton Road.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall; illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system are situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the bedroom, living room and bathroom.

LOUNGE

Spacious lounge with room for dining and your own balcony with beautiful views over the Canal. There are



TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. A partially glazed double door leads into the separate kitchen.

KITCHEN

Fully fitted kitchen with wood effect wall and base units and Granite effect roll top work surface over. The stainless steel sink with mono block lever tap sits below the window which enjoys views toward the hillside. Integrated appliances include an raised level electric oven, ceramic hob with extractor hood over, fridge and freezer. Finished with tiled splash-backs, under pelmet lighting, a ceiling light and tiled flooring.

BEDROOM ONE

A spacious double bedroom with views along the canal, mill and hillside above. Ceiling lights, large walk-in wardrobe with shelving and hanging space. TV and phone point.

SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

SERVICE CHARGE

- Cleaning of communal windows
- House Manager
- 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



1 BEDROOMS £230,000

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: £3,030.72 per annum (for financial year end Sept 2024)

CAR PARKING (PERMIT SCHEME)

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

Lease Length: 125 years from 2014

Ground rent: £425 per annum

Ground rent review: Jan 29

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that residents must meet the minimum age requirements of 60 years old.

ADDITIONAL INFORMATION & SERVICES

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

