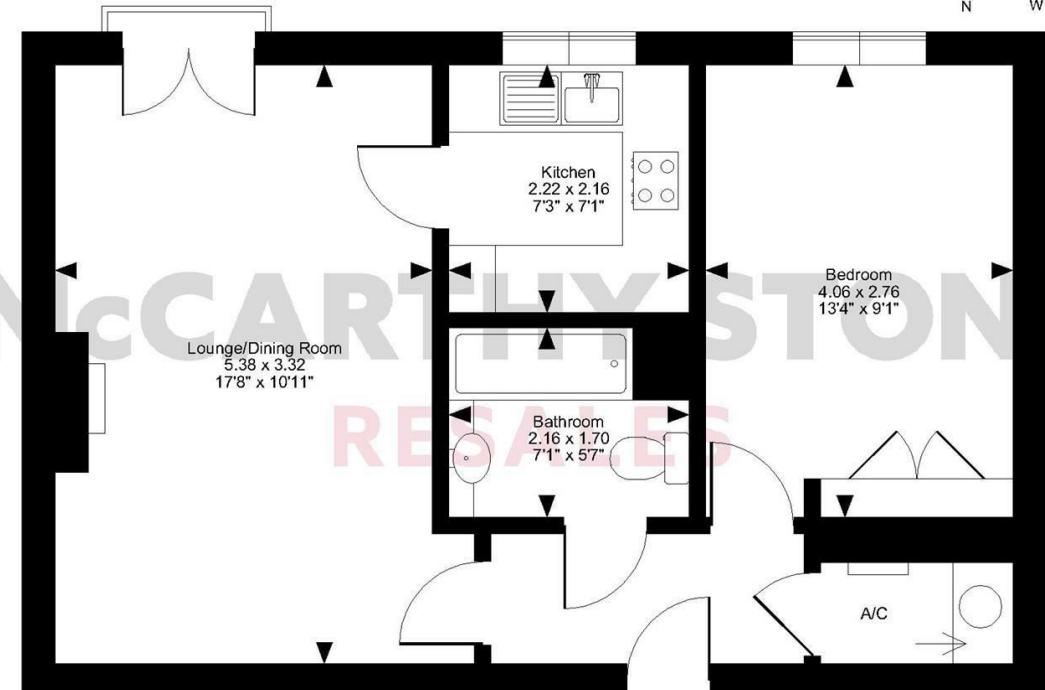


Hollis Court, Castle Howard Road, Malton
Approximate Gross Internal Area
499 Sq Ft/46 Sq M

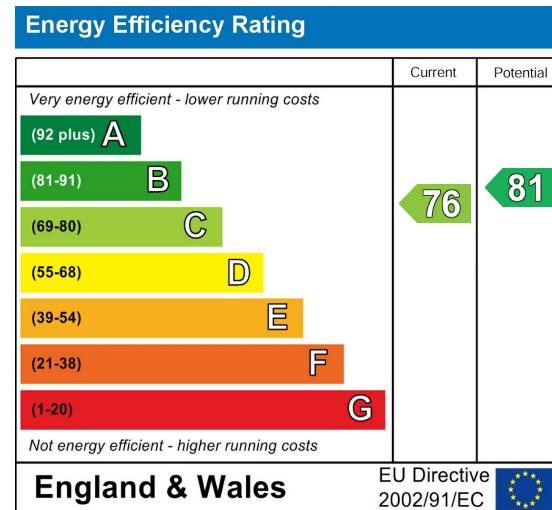
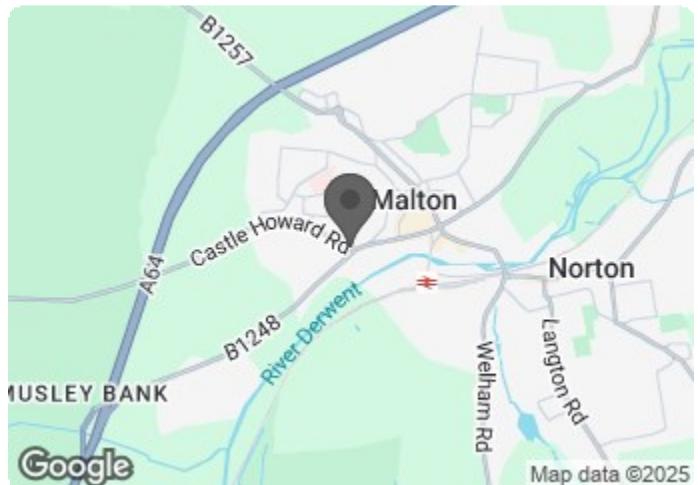


Second Floor

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: B



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31 Hollis Court

Castle Howard Road, Malton, YO17 7AD



Asking price £120,000 Leasehold

A DELIGHTFUL, SOUTH facing ONE BEDROOM apartment with SUNNY ASPECT on the FIRST FLOOR with JULIET BALCONY. Within a McCARTHY STONE Retirement Living development for the OVER 60's. Close to Malton town centre amenities - Malton was voted 'one of the best places to live in Britain' by The Sunday Times in both the 2017 and 2018 lists.



Call us on 0345 556 4104 to find out more.

Hollis Court, Castle Howard Road, Malton

Summary

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. 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 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 and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

Living Room

Patio doors open to a Juliet balcony. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer.

Bedroom

Ceiling light, mirror fronted wardrobe. TV and phone point.

Bathroom

Fully tiled and fitted with suite comprising of bath with overhead shower, WC, vanity unit with sink and mirror above. Heater towel rail. Emergency pull cord.

Service Charge (breakdown)

- House Managers Salary
- Cleaning of communal windows
- Water rates for communal areas and apartments

1 bed | £120,000

- 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. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge £2,536.73 per annum (for financial year ending 31st March 2026)

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

Lease Length: 125 years from Jan 2011

Ground Rent: £425 per annum

Ground Rent review: January 2026

Additional Information & Services

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

