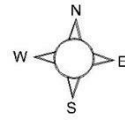


Castle Howard Road, Malton  
Approximate Gross Internal Area  
487 Sq Ft/45 Sq M



Ground 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant. The Consumer Protection from Unfair Trading Regulations 2008 (CPR's). These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk  
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## McCARTHY STONE RESALES

### 20 HOLLIS COURT

CASTLE HOWARD ROAD, MALTON, YO17 7AD



A ONE BEDROOM GROUND FLOOR APARTMENT with PATIO and VIEWS across the COMMUNAL GARDENS of this DELIGHTFUL McCARTHY STONE 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.

**ASKING PRICE £165,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# CASTLE HOWARD ROAD, MALTON

1 BED | £165,000

## HOLLIS COURT

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 audio 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 is approximately 350 yards from the development and 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. Malton railway station is just half a mile away and pretty walks along the River Derwent are also nearby.

## ENTRANCE HALL

Front door with spy hole leads to the entrance hall

where there are illuminated light switches, a smoke detector, the apartment's security door entry system and the 24-hour Tunstall emergency response pull cord system are all situated in the hall. Doors lead to the lounge, storage cupboard, bedroom and bathroom.

## LIVING ROOM

This well presented living room benefits from a french door which opens out to a pretty patio which enjoys views over the communal gardens. There is space for dining and has a feature electric fire which creates an attractive focal point to the room. There are TV and telephone points and a Sky/Sky+ connection point. Two ceiling lights, raised electric power sockets. A partially glazed door leads into the separate kitchen.

## KITCHEN

Fully tiled fitted kitchen with a range of modern low and eye level units and drawers, with under pelmet lighting. The roll top worktop surface is a granite effect style with inset stainless steel sink and drainer with mono lever tap and window above with views across the communal gardens. Waist level oven, ceramic hob, cooker hood over and integral fridge freezer. There is a space for a dishwasher/washing machine.

## BEDROOM

An beautiful double bedroom. Ceiling lights, TV and phone point, raised power sockets and wall mounted electric heater. The window enjoys a pretty view of the communal gardens.

## SHOWER ROOM

Fully tiled walls and floor and fitted with a WC, sink inset to vanity unit and mirror above. Walk in bath with a shower above. Wall mounted heated towel rail, electric fan heater and emergency pull-cord. Bathroom cupboard is shelved for further storage.

## CAR PARKING PERMIT SCHEME- SUBJECT TO AVAILABILITY

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

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Camera door-entry system
- Intruder-alarm system
- 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 the service charges please contact your Property Consultant or House Manager.

## LEASEHOLD INFORMATION

Lease Length: 125 years from July 2011

Ground rent: £425 per annum

Managed by: McCarthy and Stone Management Services

