



COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

31 MALPAS COURT
MALPAS ROAD, NORTHALLERTON, DL7 8TG



ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF MALPAS COURT - BOOK NOW!

A TWO BEDROOM apartment located on the FIRST FLOOR of a McCarthy Stone Retirement Living Plus development with an ON-SITE RESTAURANT, ESTATE MANAGER and CARE TEAM and within a THIRD OF A MILE to Northallerton Town centre.

PRICE REDUCTION

ASKING PRICE £165,000 LEASEHOLD

For further details, please call **0345 556 4104**
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MALPAS ROAD, NORTHALLERTON

SUMMARY

Malpas Court was built by McCarthy & Stone purpose built for assisted living for the over 70's. The development consists of 50 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here.

Malpas Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

LOCAL AREA

Malpas Court is an Assisted Living development located in the affluent market town of Northallerton, 30 miles north of York. The town centre offers a variety of shops including many high street names as well as independent retailers including a family run department



store. There are also 3 major supermarkets in Northallerton offering a wide variety of choice for residents of the town. There are good transport links by bus, with several operators providing local services in and around Northallerton plus the train station located on Boroughbridge Road offers links to Regional and National destinations including York, Newcastle and London.

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.

LOUNGE

Spacious lounge with feature fireplace and surround. There are ample raised electric sockets, TV and telephone points. Partially double glazed door leads onto a separate kitchen.

KITCHEN

Well equipped modern kitchen with tiled floor and a range of low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge / freezer.

BEDROOM ONE

Benefiting from a full length window and walk in wardrobe. Ceiling lights, TV and phone point.

BEDROOM TWO

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



2 BEDROOMS £165,000

BATHROOM

Fully tiled and fitted with suite comprising of level access shower and bath. Low level WC, vanity unit with wash basin and mirror above. Electric shaving point, heated chrome towel rail and extractor fan. Slip resistant flooring.

SERVICE CHARGE

ASSISTED LIVING

- 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

One hour of domestic support per week is included in the service charge at Malpas Court, with additional personal care and support available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate 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 Estate Manager.

Service charge £11,910.48 per annum (for financial year end 31st March 2024)

CAR PARKING PERMIT SCHEME- SUBJECT TO AVAILABILITY

Parking is by allocated space, please check with the Estate Manager on site for availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis.

LEASEHOLD

125 years from 2011
Ground rent £510 per annum
Ground rent review: Jan 2026

