



McCarthy & Stone  
RESALES

37 Hollis Court, Castle Howard Road, Malton, YO17 7AD  
Asking price £215,000 Leasehold

For further details  
please call 0345 556 4104



# 37 Hollis Court, Castle Howard Road, Malton, YO17 7AD

A SPACIOUS, two bedroom CORNER apartment with a WESTERLY ASPECT and JULIET BALCONY situated on the FIRST FLOOR of a McCARTHY STONE Retirement Living development approx. 450 yards from the TOWN CENTRE and 1 MILE from MALTON TRAIN STATION

## 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).

## Local Area

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.

## Entrance Hall

Front door with spy hole leads to the spacious entrance hall which is large enough to utilise as a study area. There are illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour emergency response pull cord system are situated in the hall. There is a window overlooking the rear gardens and a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the bedrooms, living room and bathroom.

## Living Room

Bright and airy dual aspect living room which has been tastefully decorated, offer ample space for dining and benefits from a westerly facing Juliet balcony and feature electric fire with stone effect surround, which creates an attractive focal point to the room. There are TV and telephone points, two ceiling lights, fitted carpets and raised electric power points. A partially glazed door leads into the separate kitchen.

## Kitchen

Fully fitted individual style kitchen with a range of wall and base level units and a marble effect roll top work surface with round Stainless steel sink and drainer unit with lever tap, which sits beneath a window overlooking the development gardens. Appliances include a built-in electric oven, ceramic hob with extractor hood and integrated fridge and freezer. With tiled flooring, tiled splash backs and under counter lighting.

## Bedroom One

A generously sized double bedroom with window overlooking the development gardens and built in sliding wardrobes. There is a ceiling light and fan, TV and phone points, wall mounted electric heater and raised level power points.

## Bedroom Two

Another good size bedroom which has built in cupboard with a fold down double bed- perfect for visitors, whilst retaining a spacious room. There is a central ceiling light, TV and telephone point, raised power points and a wall mounted electric heater.

## Shower Room

Fully tiled and fitted with suite comprising of walk-in shower with glass shower screen, hand rail and adjustable showerhead, WC, vanity unit with sink and mirror above. Built-in storage cupboard with plumbing for a washing machine. Heated towel rail and emergency pull-cord.

## Service Charge (breakdown)

- House Manager
- 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 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

Lease Length: 125 years from Jan 2011

Managed by: McCarthy Stone Management Services

It is a condition of purchase that all residents must meet the age requirement of 60+ years.

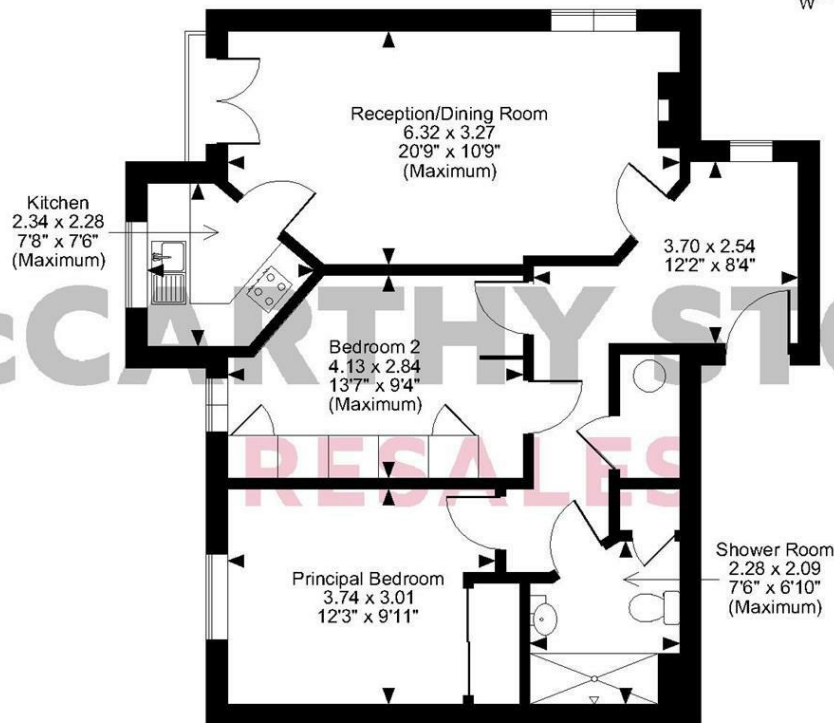
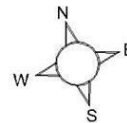








Hollis Court, Castle Howard Road, Malton  
Approximate Gross Internal Area  
712 Sq Ft/66 Sq M



Top 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) A			
(81-91) B			
(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	

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.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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