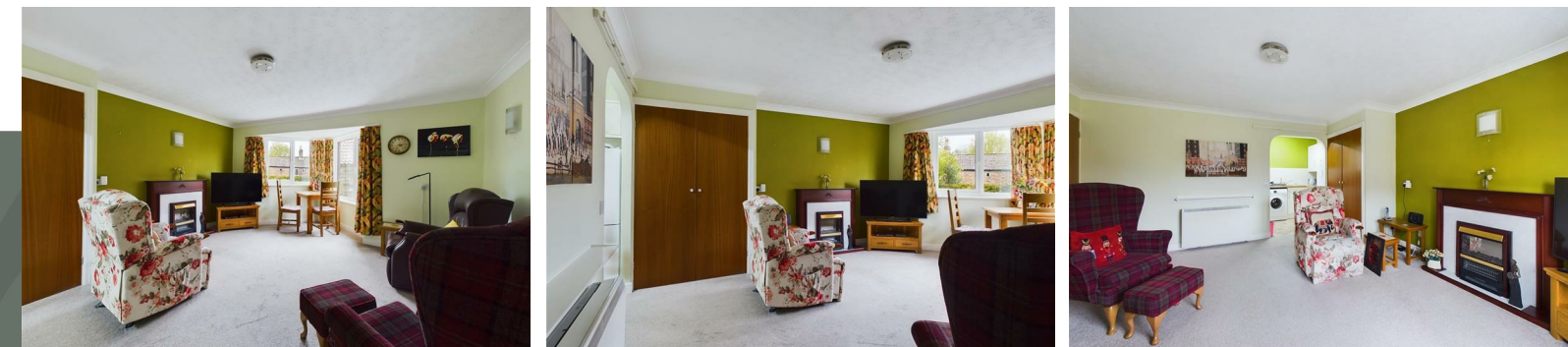


**Flat 28, Princess Road, Malton,
, YO17 7HL
£115,000**

Flat 28 Princess Court is a two bedroom apartment. Situated on the second floor overlooking the private gardens adjoining School Lane. The apartment offers two bedrooms and has been improved with the installation of a modern wet room and an instant hot water system. The apartment offers two bedrooms, a spacious open-plan living area, upgraded kitchen.

The Princess Court apartments are very conveniently situated, being only a short walk from Malton's town centre where there are an excellent range of shopping facilities and other local amenities. It is also within easy reach of the railway and bus stations. The apartments provide an opportunity to join a well established and friendly community, and provides a supportive and safe environment with an alarm service and intercom entry. There is a communal roof garden and occasional guest accommodation is available together with parking for residents and visitors. The service charge covers the building insurance and cleaning of the communal areas. The day-to-day management of the apartments is covered by an Estate Manager.

Malton is a beautiful market town offering a range of local facilities including independent shops, pubs, excellent schooling and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the east coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.



Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

| 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 | |
| EU Directive 2002/91/EC | |
| England & Wales | |
| Environmental Impact (CO ₂) Rating | |
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | |
| England & Wales | |



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

ENTRANCE HALLWAY

LIVING/DINING ROOM

14'9" x 13'9" (4.51 x 4.20)
Window to side aspect, electric fireplace with wooden mantle, power points, TV point, electric heaters.

KITCHEN

8'9" x 6'5" (2.68 x 1.97)
Range of fitted wall and base units with wooden work surfaces, tiled splashback, space for cooker, space for fridge/freezer, plumbing for washer/dyer, stainless steel sink, power points, extractor fan.

BEDROOM ONE

10'6" x 10'8" (3.21 x 3.26)
Window to side aspect, power points, electric heaters.

BEDROOM TWO

6'5" x 9'6" (1.98 x 2.91)
Window to rear aspect, power points, electric heater.

BATHROOM

6'1" x 6'1" (1.87 x 1.87)
Fully tiled walk in shower, low flush W.C, hand wash basin with pedestal, heater and towel rail, bathroom cabinet, shaver point.

ADDITIONAL INFORMATION

The charges for a 2 bedroomed flat are £188.95 per month. this includes:
Estate Manager costs
Communal utilities
Grounds maintenance
Estate cleaning, waste management and pest control Inspections and servicing of fire alarm, call systems, door entry, lift servicing, etc.
Repairs of general building

Parking spaces are not allocated but are plentiful.

Gardens are communal, but very private.

Pets allowed.

COMMUNAL AREAS

Communal roof terrace, lounge area and laundry room.

COUNCIL TAX BAND B

SERVICES

Mains drains and electric heating.

