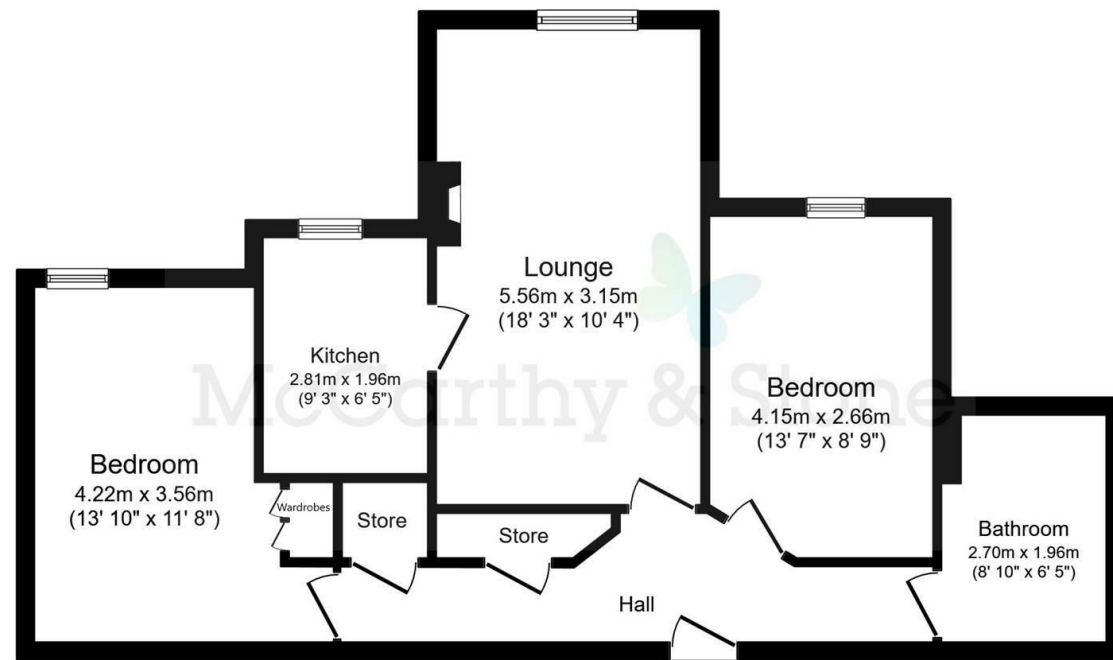


McCARTHY STONE RESALES

7 HOLLIS COURT

CASTLE HOWARD ROAD, MALTON, YO17 7AD



Floor Plan

Total floor area 64.0 sq. m. (689 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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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A SPACIOUS and WELL PRESENTED TWO BEDROOM WEST FACING APARTMENT situated within a MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. Malton was voted 'one of the best places to live in Britain' by The Sunday Times in both the 2017 and 2018 lists.

PRICE REDUCTION

ASKING PRICE £165,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

HOLLIS COURT, CASTLE HOWARD ROAD,

2 BEDROOMS £165,000

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. The town centre has lots of small traditional independent shops. The market place within the town has recently become a meeting area with a number of coffee bars and cafes opening all day to complement the local public houses. The town holds a market every Saturday, as well as a farmers market which is led once a month. Malton has been described as "the food capital of Yorkshire", and was voted one of the best places to live in Britain by The Sunday Times in both the 2017 and 2018 lists.

Malton is the middle-ground between York, Pickering (access to the North York Moors and also a terminus of the North Yorkshire Moors Railway), Scarborough, Filey and Whitby. The route of The White Rose Way, a long

distance walk from Leeds to Scarborough, North Yorkshire also passes through Malton. The Railway Station provides links to the Intercity service at York and the A64, which by-passes the town providing good coastal road links to the east, and also west.

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. Illuminated light switches, smoke detector, apartment security door entry system with intercom, emergency pull cord and storage heater located in the hall. Doors lead to the lounge, two bedrooms and bathroom. From the hallway there are doors to 2 walk-in storage cupboard/airing cupboards.

LOUNGE

A generous west facing lounge with ample space for dining and a window overlooking communal grounds. There is an electric fire with stone effect surround which acts as an attractive focal point. Fitted carpets, raised electric power sockets, TV and telephone points, Sky/Sky+ connection point. Partially glazed door lead onto a separate kitchen.

KITCHEN

Fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mixer tap, drainer and UPVC double glazed window. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

BEDROOM

A bright and airy double master bedroom with a built in mirror fronted wardrobe. Fitted carpets, raised electric power sockets, TV and telephone points and a wall mounted electric panel heater. West facing uPVC window overlooking the communal gardens.

BEDROOM TWO

Spacious and bright second bedroom which could be used for a dining room. Fitted carpets, raised electric power sockets and a wall mounted electric panel heater. A westerly facing uPVC window overlooks communal gardens.

BATHROOM

White suite comprising bath with grab rail and separate shower cubicle, wash basin with vanity unit and low flush WC. Tiled walls and floor, wall light/shaver socket, extractor fan and wall-mounted Dimplex fan heater.

SERVICE CHARGE

- Cleaning of communal windows and external apartment windows
- House Manager
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,500.16 per annum (for financial year end 31st March 2025)

CAR PARKING PERMIT SCHEME- SUBJECT TO AVAILABILITY

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

LEASEHOLD INFORMATION

125 years from 2011

Ground rent: £495 per annum

Ground rent review: Jan 2026

Managed by: McCarthy and Stone Management Services

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

