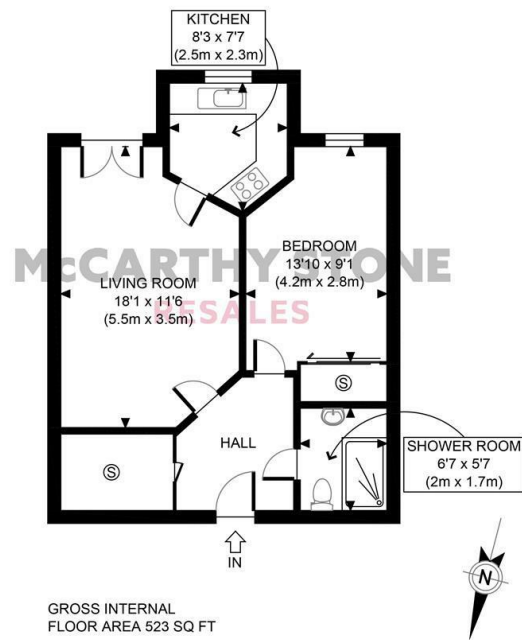


McCARTHY STONE RESALES

36 HOLLIS COURT

CASTLE HOWARD ROAD, MALTON, YO17 7AD



APPROX. GROSS INTERNAL FLOOR AREA 523 SQ FT / 49 SQM	Hollis Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 14/05/21 photoplan



COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 WESTERLY FACING one bedroom FIRST FLOOR apartment with JULIET BALCONY and views over the development gardens. Located within a MCCARTHY STONE Retirement Living development within 250 YARDS to BUS STOPS and HALF A MILE to MALTON TRAIN STATION.

PRICE REDUCTION

ASKING PRICE £139,950 LEASEHOLD

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

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

HOLLIS COURT, CASTLE HOWARD ROAD,

1 BEDROOMS £139,950

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 450 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

The front door, with spy hole and letterbox, 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. There is a door to a large walk-in storage cupboard/airing cupboard which is shelved and houses the boiler. Further doors lead to the lounge, bedroom and bathroom.

LOUNGE

The living room benefits from a westerly facing Juliet balcony which enjoys views over the landscaped side gardens. A feature electric fire with surround creates an attractive focal point to the room and there is space for dining. There are TV and telephone points and a Sky/Sky+ connection point; two ceiling lights, raised electric power sockets and a wall-mounted electric heater. A partially glazed door leads into the separate kitchen.

KITCHEN

A fully re-fitted kitchen with a range of modern, light grey wall and base level units and drawers, with an oak effect worktop and stainless steel sink and drainer with mono lever tap and window above with views across the gardens. Appliances include a waist level oven, electric hob with cooker hood over, fridge and freezer. Finished with tiled splash backs, under counter lighting, central ceiling spotlights and vinyl flooring.

BEDROOM

A double bedroom with a window offering a pretty view of the gardens and a fitted wardrobe with glass fronted sliding door. Central ceiling light, TV and telephone point, raised power sockets and wall mounted electric heater.

SHOWER ROOM

Partially tiled and shower boarded walls, with an enclosed fitted shower with adjustable showerhead,

foldable shower seat and hand rails. WC with concealed cistern, sink inset to vanity unit and mirror above. Wall mounted heated towel rail, electric fan heater and emergency pull-cord.

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)

- House Manager
- 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
- 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
- Upkeep of gardens and grounds

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.

Service charge: £2,333.44 per annum (for financial year end 31st March 2025)

LEASEHOLD INFORMATION

Lease Length: 125 years from Jan 2011

Ground rent: £425 per annum

Ground rent review date: Jan 2026

Managed by: McCarthy and Stone Management Services

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

