

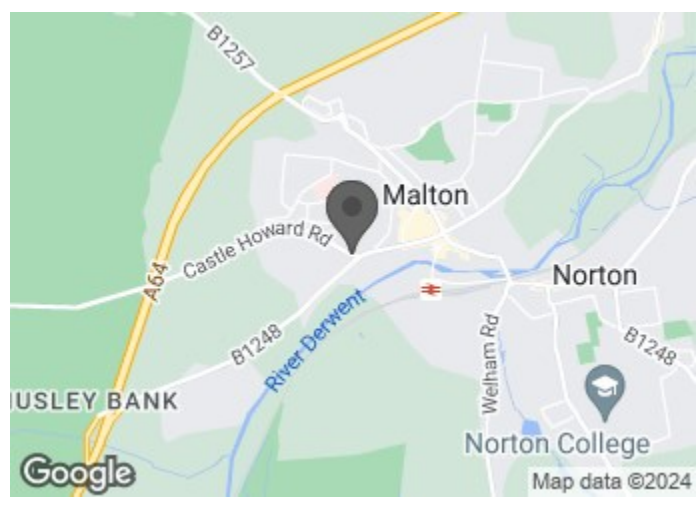
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# McCARTHY STONE RESALES

## 43 HOLLIS COURT CASTLE HOWARD ROAD, MALTON, YO17 7AD



**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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A WELL PRESENTED and SPACIOUS one bedroom first floor apartment with JULIET BALCONY situated within a McCarthy Stone Retirement Living development located CLOSE to BUS STOPS and within HALF A MILE of MALTON TRAIN STATION.  
12 MONTHS SERVICE CHARGE INCLUDED\*

**PRICE REDUCTION**  
**ASKING PRICE £135,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# HOLLIS COURT, CASTLE HOWARD ROAD,

# 1 BEDROOMS £135,000

## SUMMARY

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. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

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.

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

## 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 bedroom, living room and bathroom.

## LIVING ROOM

A good size lounge with Juliet balcony over looking the gardens. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Leads on to an open kitchen.

## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## BEDROOM

Ceiling lights, double sliding door mirrored wardrobe. TV and phone point.

## BATHROOM

Fully tiled and fitted with suite comprising of a bath with shower overhead, WC, vanity unit with sink and mirror above.

## SERVICE CHARGE (BREAKDOWN)

- 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.

Service charge £2,333.40 per annum (for financial year end March 2025)

## 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

Lease Length: 125 years from Jan 2011  
Ground rent: £425 per annum  
Ground rent review: Jan-26

## ADDITIONAL INFORMATION & SERVICES

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

## 12 MONTHS SERVICE CHARGE INCLUDED

\*Subject to viewing 43 Hollis Court on or before 31st January 2024, this will be applied as a cash discount

