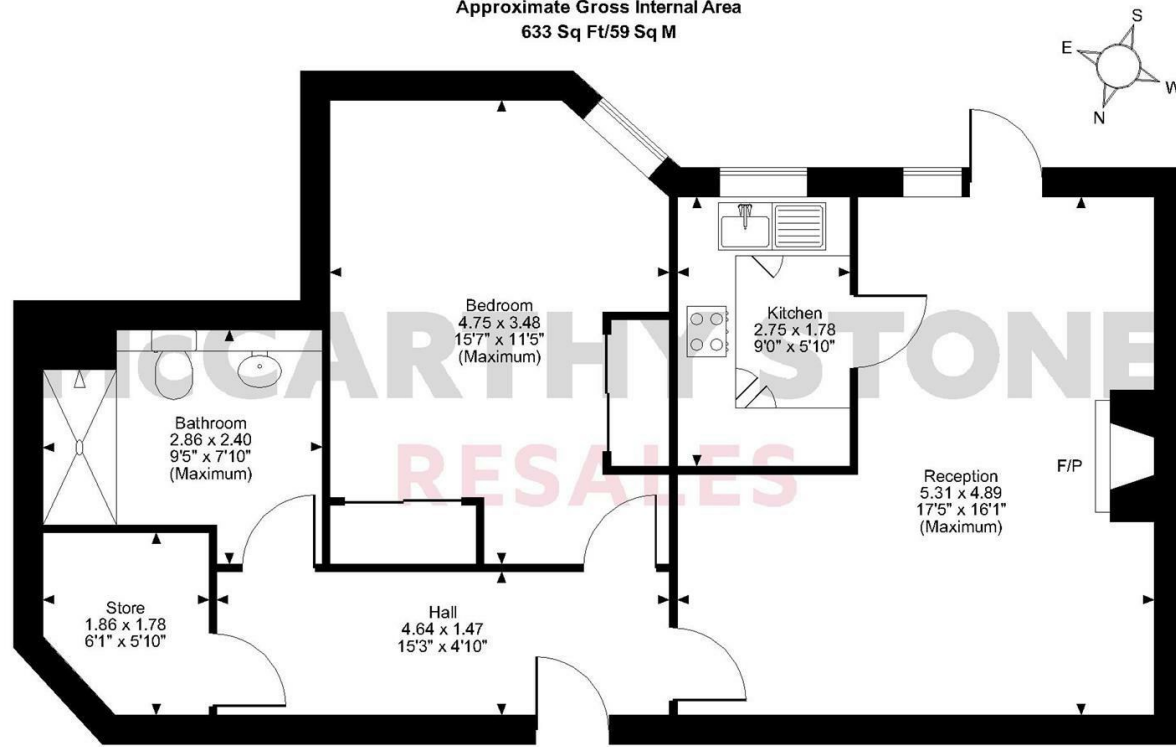


Hollis Court, CastleHoward Road, Malton  
 Approximate Gross Internal Area  
 633 Sq Ft/59 Sq M



Ground 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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**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>83</b>	<b>84</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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**McCARTHY STONE  
 RESALES**

**14 HOLLIS COURT  
 CASTLE HOWARD ROAD, MALTON, YO17 7AD**



Well presented and superbly located, one bedroom RETIREMENT APARTMENT. Situated on the GROUND FLOOR with patio looking over the communal gardens.

**ASKING PRICE £180,000 LEASEHOLD**

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



# CASTLE HOWARD ROAD, MALTON

1 BED | £180,000

## 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 350 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 held once a month. Malton railway station is just half a mile away and pretty walks along the River Derwent are also nearby.

## ENTRANCE HALL

Your front door with spy hole leads to the large 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 are all situated in the hall. There is a door to a walk-in storage cupboard/airing cupboard and further doors lead to the lounge, bedroom and bathroom. In the storage cupboard, there is a new boiler with new pipework in place. Also benefits from new carpets.

## LIVING ROOM

Well presented living room with ample lounge and dining space. Charming, electric feature fireplace. New carpets. Benefitting from a glass door out to the patio, which looks out onto the communal gardens. There are TV and telephone points and a Sky/Sky+ connection point. A partially glazed door leads into the separate kitchen.

## KITCHEN

Bright and practical kitchen, with tiled splashback. Wood effect cupboards and draws with a contrasting roll top work surface. Inset stainless steel sink with mono lever tap. The window above the sink looks out onto the communal gardens with a comparative outlook to the outside patio. Featuring a range of waist height and accessible appliances.

## BEDROOM

An exceptionally spacious double bedroom with 2 large fitted, mirror fronted sliding wardrobes providing excellent storage. New carpets. Ceiling lights, TV and phone point, raised power sockets and wall mounted electric heater. The window enjoys a pretty view of the communal gardens.

## SHOWER ROOM

Renovated bathroom, fully tiled and fitted with a WC, sink with large vanity unit, Touch light mirror above. Shower cubicle with inset shelves and easy to use glass doors. Removable shower head and fold down seat for accessibility. Tall vertical radiator 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)

- 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
- Upkeep of gardens and grounds
- 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

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: £2,33.40 per annum (for financial year ending 31/03/25)

## LEASEHOLD INFORMATION

Lease Length: 125 years from January 2011

Ground rent: £425 per annum

Ground rent review: Jan-26

Managed by: McCarthy and Stone Management Services

## ADDITIONAL INFORMATION & SERVICES

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

