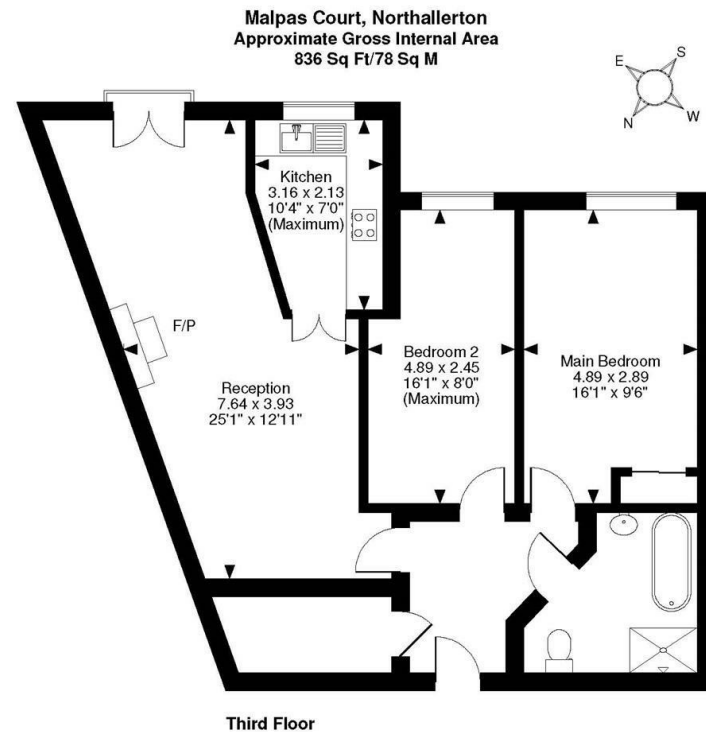


# McCARTHY STONE RESALES

## 40 MALPAS COURT

MALPAS ROAD, NORTHALLERTON, DL7 8TG



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:



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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ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF MALPAS COURT - BOOK NOW!

A RECENTLY REDECORATED two bedroom SOUTH-EAST FACING apartment with JULIET BALCONY situated on the FIRST FLOOR of a McCarthy Stone Retirement Living Plus development with an ON-SITE RESTAURANT, CQC registered ESTATE MANAGER and care team on-site.

**PRICE REDUCTION**

**ASKING PRICE £130,000 LEASEHOLD**

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

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

# MALPAS COURT, MALPAS ROAD,

# 2 BEDROOMS £130,000

## SUMMARY

Malpas Court was built by McCarthy & Stone purpose built for assisted living for the over 70's. The development consists of 50 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here.

Malpas Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

## LOCAL AREA

Malpas Court is an Assisted Living development located in the affluent market town of Northallerton, 30 miles north of York. The town centre offers a variety of shops including many high street names as well as independent retailers including a family run department store. There are also a number of major supermarkets in Northallerton offering a wide variety of choice for residents of the town. There are good transport links by bus, with several operators providing local services in and around Northallerton plus the train station located on Boroughbridge Road offers links to Regional and National destinations including York, Newcastle and London.

## 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 storage cupboard/airing cupboard with shelving. Please note, a new hot water tank was fitted in 2024. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

## LOUNGE

Spacious south-east facing lounge with French style doors opening onto a Juliet balcony and ample space for dining furniture. There is an electric fire with surround with is an attractive focal point. Raised electric sockets, TV and telephone points. Double doors lead into the separate kitchen.

## KITCHEN

Well equipped modern kitchen with tiled floor and a range of low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and electrically operated window above. Eye level oven, ceramic hob, cooker hood and separate integral fridge and freezer.

## MASTER BEDROOM

South-east facing double bedroom with the benefit of floor to ceiling window making this room very bright and airy. Mirror fronted built in wardrobes, ceiling lights, TV and phone point and an emergency pull cord.

## BEDROOM TWO

Spacious second bedroom which could also be used as a study or dining room. Ceiling lights, TV and phone points.

## BATHROOM

Fully tiled and fitted with suite comprising of level access shower with adjustable showerhead, grab rails and separate bath. Low level WC, vanity unit with wash basin and mirror above. Electric shaving point, heated chrome towel rail, extractor fan, slip resistant flooring and an emergency pull cord.

## SERVICE CHARGE

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week is included in the service charge

- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 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
- Intruder alarm system

Additional personal care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.

The service charge for this property is £13,531.69 per annum up to financial year end 31st March 2025. 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 Estates Manager.

## CAR PARKING PERMIT SCHEME- SUBJECT TO AVAILABILITY

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 Estate Manager on site for availability.

## LEASEHOLD INFORMATION

Lease length: 125 years from 2011  
Ground rent: £510 per annum  
Ground rent review date: Jan 2026  
Managed by: Your Life Management Services

## ADDITIONAL INFORMATION & SERVICES

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

