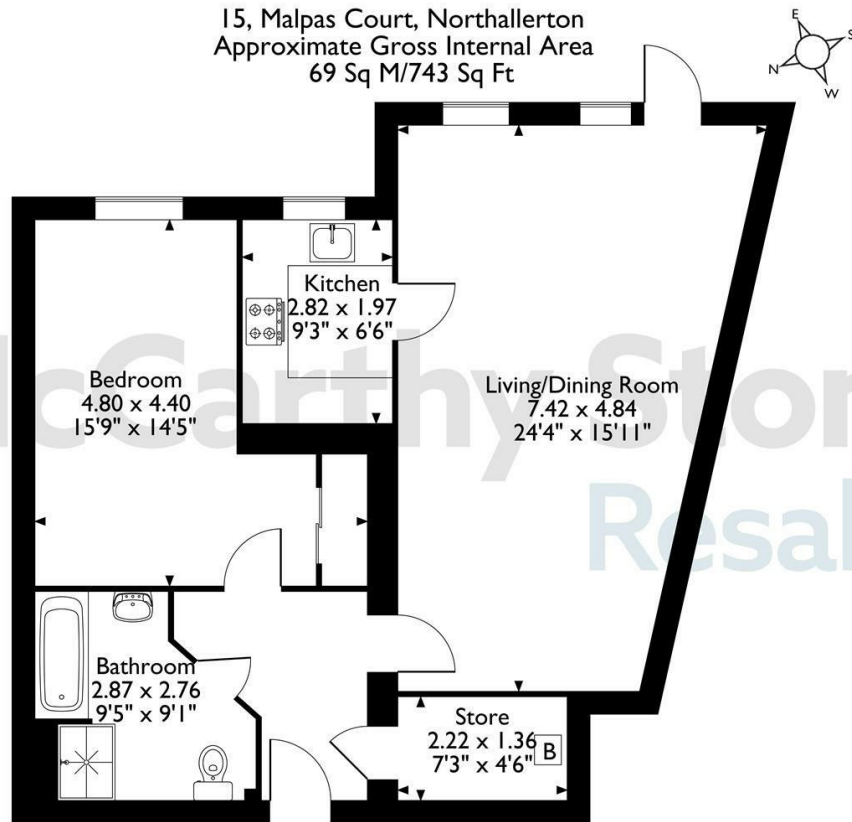


15 Malpas Court

Malpas Road, Northallerton, DL7 8TG



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £125,000 Leasehold

Malpas Court on Malpas Road, Northallerton, this delightful ground floor retirement apartment is designed for those aged over 70. Boasting a larger than average layout, the property features a comfortable reception room, a well-appointed bedroom, and a modern bathroom. Residents benefit from one hour of domestic help per week, ensuring a convenient and enjoyable living experience.

Call us on 0345 556 4104 to find out more.

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Malpas Court, Malpas Road, Northallerton

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

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.



Local Area

Malpas Court is an Assisted Living development conveniently located just a third of a mile from the sought-after market town of Northallerton, 30 miles north of York. The town centre offers a wide range of amenities, including popular high street names, independent retailers, and a long-established, family-run department store. Residents also benefit from access to major supermarkets, a local library, and a variety of local services.

Transport links are excellent, with bus stops situated within 100 yards of the development and multiple operators providing routes in and around Northallerton. The train station, located on Boroughbridge Road approximately 200 yards away, offers direct connections to regional and national destinations including York, Newcastle, and London.

Entrance Hall

Front door with spy hole and letter box leads to the entrance hall - illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour Tunstall emergency response pull cord system are situated in the hall. From the hallway there is a door to a walk-in useful storage cupboard with extra storage for suitcases and cleaning equipment. Further doors lead to the living room, bedroom and shower room.

Lounge

The spacious lounge with twin glazed doors & Juliet balcony enjoys open views of the surrounding area. It has ample room for dining, several raised electric sockets, TV & telephone points and an emergency pull-cord. A partially glazed door leads into the separate kitchen.

Kitchen

A fully fitted and well equipped modern kitchen with a range of wood effect low and eye level units and drawers with a granite effect roll top work surface. A Stainless steel sink and drainer unit with lever tap. Integrated appliances include a raised level oven, ceramic hob with cooker hood over and a fridge and freezer. With tiled splash backs, under counter lighting and central ceiling spotlights and emergency pull-cord.

Bedroom

A good size double bedroom with mirror fronted built in double wardrobes with plenty of room for other furniture too. A central ceiling light, TV and phone point and raised power points and emergency pull-cord.



1 bed | £125,000

Bathroom

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

Service Charge

- Estate Manager
 - 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 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.

Service charge: £10,316.91 per annum (for financial year ending 31st March 2026)

Car Parking Permit Scheme- subject to availability

Parking is by allocated space, please check with the Estate Manager on site for availability. The fee is usually £250 per annum but may vary by development. Permits are available on a first come, first served basis.

Leasehold Information

Lease: 125 years from 1st Jan 2011
Ground rent: £435 per annum
Ground rent review: 1st Jan 2026
Managed by: Your Life Management Services

Additional Information & Services

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

