



## 36 Hollis Court Castle Howard Road

Malton, YO17 7AD

Offers In The Region Of £139,950





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## Communal Entrance Hall

Secure intercom entry system.

## Entrance Hall

Private entrance hall with front door, spy hole and personal letterbox which leads to the inner hall where there are illuminated light switches, a smoke detector, a very spacious cloaks cupboard/airing cupboard which is shelved and houses the boiler. Further doors lead to the sitting room, bedroom and bathroom.

## Sitting Room

18'1 x 11'6 (5.51m x 3.51m)

A lovely light room with 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 space for a dining table if required. There are TV and telephone points and a Skye/Skye+ 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

8'3 x 7'7 (2.51m x 2.31m)

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 unit with mono lever tap and window above with views across the communal gardens. Appliances include a waist level oven, electric hob with cooker hood over and

integrated fridge and freezer. Finished with tiled splash backs, under counter lighting, central ceiling spotlights and vinyl flooring.

## Bedroom One

13'10 x 9'1 (4.22m x 2.77m)

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

## Shower Room

6'7 x 5'7 (2.01m x 1.70m)

Partially tiled with splashbacks, an enclosed fitted walk in shower with adjustable showerhead, foldable shower seat and hand rails, WC with a concealed cistern, vanity sink unit and mirror above. Wall mounted heated towel rail, electric fan and emergency pull-cord.

## Exterior

Access to the communal gardens which is well maintained.

There is parking available, but allocation of parking spaces are subject to availability. The fee for a parking space would be £250 per annum and are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Services

Mains connected to water, drainage and electric.

Each apartment is responsible for their own electric, council tax and TV licence bills.

Council Tax Band B  
Ryedale Council

### Service Charges

Lease Length: 125 years from July 2011

Service Charge: £220.66 per calendar month (covers building insurance, intruder alarm, camera entry system, water rates, laundry facilities, window cleaning, gardening, heating and lighting to communal areas, lift maintenance and cleaning of communal areas).

Ground Rent: £495 per year.

24 hour emergency call system and fire detection system.

### Location

Malton is a charming market town with independent stores, and a popular local market. There is a train station offering good commuting links to York and Scarborough. Surrounded by beautiful Yorkshire countryside and a good choice of schools for all ages.





## Road Map



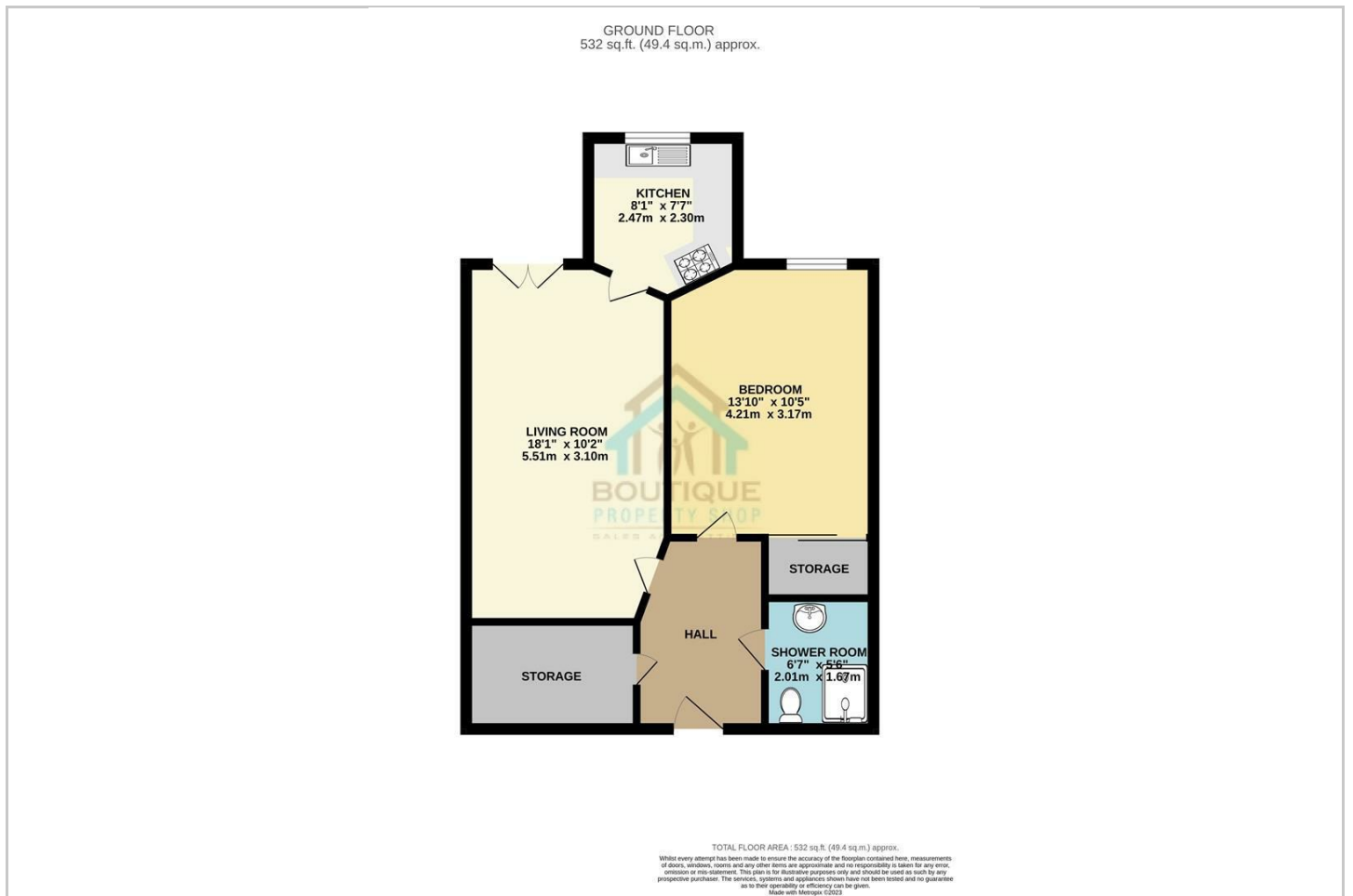
## Hybrid Map



## Terrain Map



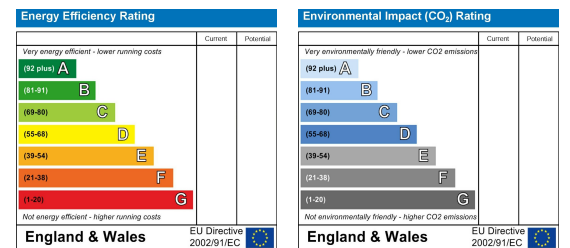
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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