

29 HOLLIS COURT CASTLE HOWARD ROAD, MALTON



A surprisingly spacious two-bedroom apartment located on the first floor of this popular retirement development by McCarthy & Stone.

Entrance hall with walk-in store cupboard, sitting room/dining room, fitted kitchen, master bedroom with en-suite cloakroom, second double bedroom & shower room.

Upvc double glazing & electric heating.

Attractively landscaped communal gardens & grounds.

Well-positioned with pleasant west-facing aspect.

PRICE £175,000

Hollis Court is a well-regarded retirement development, built by McCarthy & Stone in 2011 and located in a sought-after part of Malton, just off Castle Howard Road. Number 29 is a pleasantly positioned, first floor apartment, which enjoys a west-facing aspect at the front of the building. The apartment is conveniently located, just a short few steps from the lift, is immaculately presented throughout, and one of the only properties within Hollis Court to have an en-suite.

Approached via a communal entrance hall, from where there is a lift to all floors, the property benefits from upvc double glazing and electric heating. The accommodation comprises entrance hall with large, walk-in store cupboard, sitting / dining room, fully fitted kitchen, two double bedrooms, and a spacious shower room. The principal bedroom has a range of fitted wardrobes and an en-suite cloakroom. For peace of mind there is a 24-hour emergency call system and a comprehensive fire detection system in place.

Shared features within Hollis Court include a homeowner's lounge and kitchen, guest suite, laundry room, mobility scooter store and a House Manager. Constructed of attractive stone elevations under a slate roof, the building is set within well maintained communal gardens and grounds and parking is available on site via a permit scheme.

Hollis Court is located off Castle Howard Road, a well-regarded, leafy residential road within easy reach of the town centre. Malton is a popular and well-served market town located approximately 18 miles north of York and has in recent years gained a reputation as Yorkshire's food capital. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within Malton, including a variety of eateries, independent and high street retailers and leisure facilities.



ACCOMMODATION

ENTRANCE HALL

5.5m x 1.4m (max) (18'1" x 4'7")

Intercom entry phone. Dimplex radiator.

WALK-IN STORE CUPBOARD

2.4m x 1.3m (7'10" x 4'3")

With fitted shelving, hanging rails, consumer unit, electric meter, and housing the open vented mains pressure hot water cylinder.

SITTING ROOM / DINING ROOM

5.2m x 3.1m (max) (17'1" x 10'2")

Feature fireplace with remote controlled electric fire. Television point. Telephone point. Three casement windows to the front. Dimplex radiator.



KITCHEN

2.8m x 2.0m (9'2" x 6'7")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit, and range of integrated appliances including a four-ring ceramic hob with extractor hood, electric fan-assisted oven, fridge and freezer. Automatic washing machine point. Tiled floor. Casement window to the front.



BEDROOM ONE

4.0m x 2.8m (13'1" x 9'2")

Plus 2.2m x 2.0m (7'3" x 6'7")

Range of fitted wardrobes. Television point. Casement window to the front. Dimplex radiator.



EN-SUITE CLOAKROOM

1.3m x 1.1m (4'3" x 3'3")

White low flush WC and wash basin in vanity unit. Recessed spotlight. Extractor fan.

BEDROOM TWO

3.8m x 2.7m (12'6" x 8'10")

Television point. Casement window to the front. Dimplex radiator.



SHOWER ROOM

2.7m x 1.9m (8'10" x 6'3")

White suite comprising corner shower cubicle, twin wash basins in a vanity unit, bidet and low flush WC. Recessed spotlights. Fully tiled walls. Extractor fan. Electric shaver point. Heated towel rail.



OUTSIDE

All properties at Hollis Court have access to well-maintained communal gardens and grounds.

GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Council Tax: Band: C (Ryedale District Council).
Tenure: The property is understood to be Leasehold.
125 years from 1st January 2011.
Service Charge: £291.68 per calendar month.
(covers items such as buildings insurance,
water rates, laundry facilities, window
cleaning, gardening, lift maintenance and
cleaning of common areas)
Ground Rent: £495 per annum.
EPC Rating: Current: B83. Potential: B84.
Post Code: YO17 7AD
Viewing: Strictly by prior appointment through the
Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

