

15 PRINCESS COURT PRINCESS ROAD, MALTON



A nicely positioned two-bedroom apartment for the over 60s, overlooking attractive communal gardens, within a short stroll of the town centre.

Communal ground floor entrance hall with lift & stairs to all floors;
private entrance hall, sitting room with bay window, kitchen diner,
two bedrooms & shower room.

Electric heating. Upvc double-glazing.

Resident & visitor parking. Communal gardens & grounds.

Central location within easy reach of all local amenities.

GUIDE PRICE £79,500

Built in the mid-1980s, Princess Court is a popular development of one and two-bedroom retirement apartments for those aged 60 or above. Whilst Number 15 lies on the first floor, due to the slope of the site, it sits level with the gardens in a peaceful position at the rear of the building, overlooking neatly maintained communal gardens.

Princess Court offers a secure environment, with block manager, alarm system and intercom entry; a monthly service charge covers buildings insurance, window cleaning, cleaning of common areas, and gardening.

At ground floor level, a communal entrance hall has a lift and staircase leading to all floors. The overall accommodation amounts to approximately 590sq.ft and comprises private entrance hall, sitting room with bay window, kitchen diner, two bedrooms and a shower room. The property might benefit from some cosmetic updating, but benefits from uPvc double-glazing and electric heating throughout. Externally there is parking for residents and guests, attractive communal gardens and a communal roof top garden.

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, good schools and leisure facilities. Princess Court is conveniently situated just off Princess Road, within a short stroll of the town centre.



ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

With stairs and lift to the upper floors.

FIRST FLOOR

PRIVATE ENTRANCE HALL

Intercom entry phone. Storage cupboard housing the hot water cylinder with electric immersion heater. Electric night storage heater.

SITTING ROOM

4.5m (into bay) x 4.0m (14'9" x 13'1")

Bay window overlooking the gardens. Coving. Two wall lights. Television point. Telephone point. Electric night storage heater.



KITCHEN DINER

4.4m x 2.2m (14'5" x 7'3")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob. Electric oven and grill. Automatic washing machine point. Electric panel heater.



BEDROOM ONE

3.4m x 2.9m (11'2" x 9'6")

Fitted wardrobe and range of fitted drawers. Casement window. Electric night storage heater.



BEDROOM TWO

3.0m x 2.1m (9'10" x 6'11")

Range of free-standing wardrobes (can be removed if preferred). Casement window. Electric panel heater.



SHOWER ROOM

2.1m x 1.9m (6'11" x 6'3")

Coloured suite comprising corner shower cubicle, wash basin and low flush WC. Extractor fan. Heated towel rail. Wall-mounted electric heater.

OUTSIDE

Princess Court benefits from well-established communal gardens, which are nicely maintained, providing a pleasant environment within which to relax. Additionally, there is a communal rooftop garden. There is a car park on one side of the building.



GENERAL INFORMATION

Services: Mains water, electricity and drainage. Electric heating.

Council Tax: Band: B (North Yorkshire Council).

Tenure: We understand that the property is Leasehold, and held on a 99-year lease from 1st September 1985.

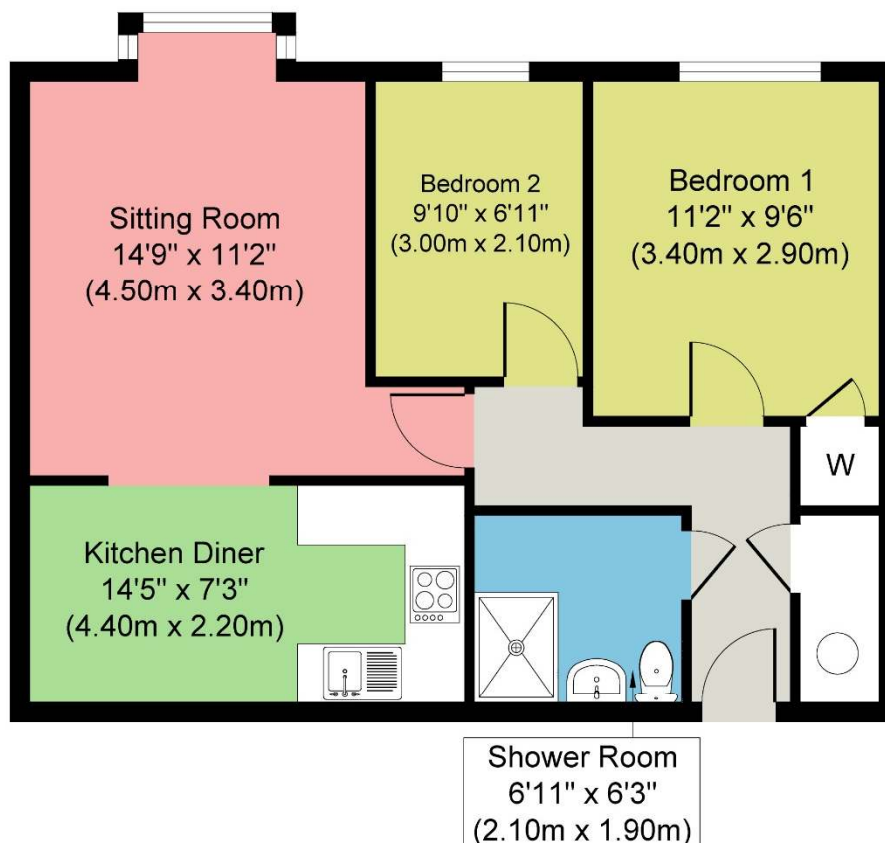
Service Charge: £275.54 per month. TBC

Post Code: YO17 7HL.

EPC Rating: Current: C73. Potential: C76.

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.



First Floor
Approximate Floor Area
591 sq. ft
(54.87 sq. m)