

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747



41, HOLLIS COURT CASTLE HOWARD ROAD, MALTON, YO17 7AD

A well equipped and decorated one bedroom apartment overlooking the gardens (for the over 60s).

Entrance Hall

Shower Room

Garden View

'L' shaped Lounge

Bedroom

Communal Sitting Room

Kitchen

Electric Heating

Lovely Gardens

GUIDE PRICE £129,500

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Hollis Court was constructed by and is managed by Macarthy & Stone. The impressive building is situated at the foot of Castle Howard Road, a short walk from Malton's Market Place and Town Centre and is a highly desirable area of the town. Malton offers an excellent range of local amenities together with a good variety of shops and transport links. The railway station provides connections to the East Coast and the Intercity service at York and there is a regular bus service east and west.

41 Hollis Court is situated on the first floor (accessible by a lift) with a fine views from the lounge and kitchen across the lovely communal gardens. The accommodation is well equipped with a modern kitchen, shower room and bedroom with fitted wardrobes and chests of drawers. The lounge has an attractive mock 'fireplace' which gives a focal point to the room.

There are various communal facilities at Hollis Court including the entrance and lounge area. There is a laundry and guest accommodation.

For safety and security, there is an intercom entry system for guests and alarm cords within the apartment.

General Information

Services: Mains water and electricity. Connection to mains drainage.

Tenure: We are informed the property is Leasehold. 125 years from 2011. Current ground rent £425 pa.

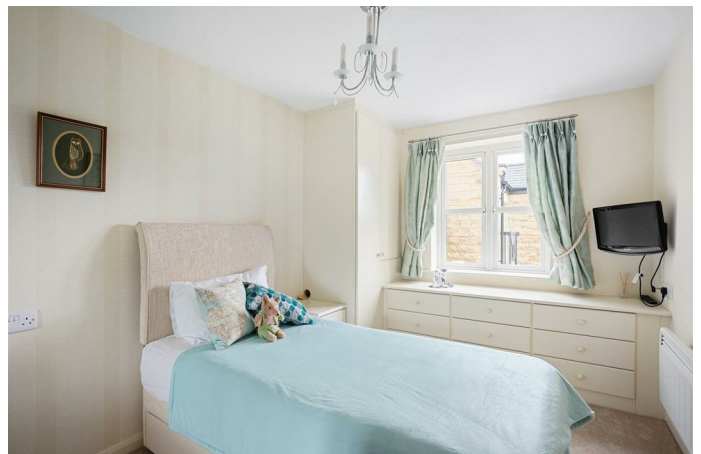
Service Charge: Monthly service charge £184.31 - covering communal facilities, maintenance and the site manager.

Viewing: Strictly by appointment with the Agents

Rounthwaite & Woodhead

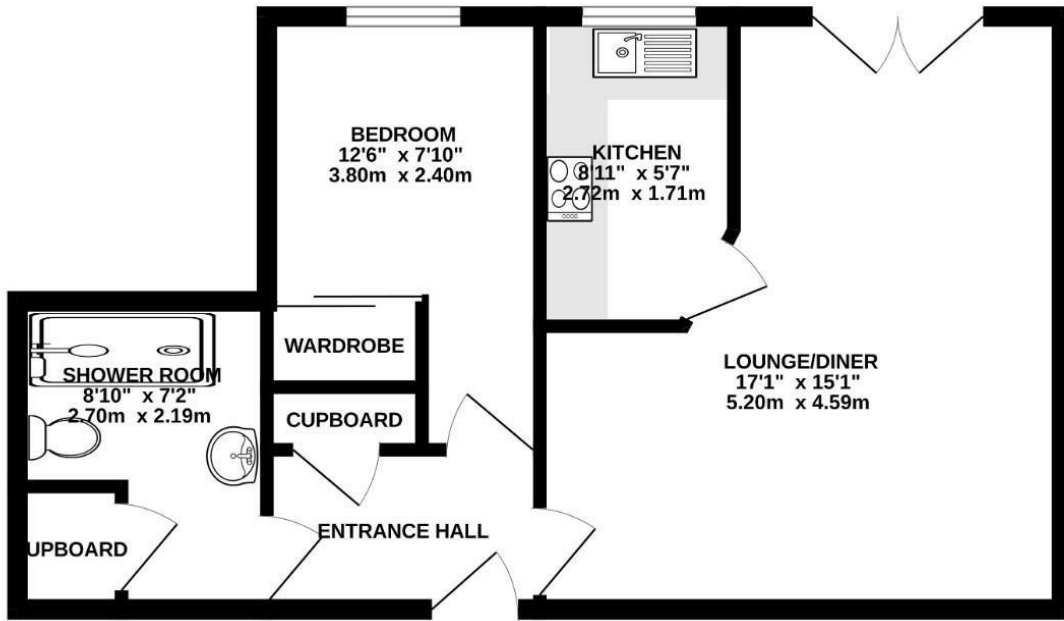
53 Market Place, Malton. Tel: 01653 600747

Council Tax: We are informed that the property lies in band B.



Accommodation

FIRST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 456 sq.ft. (42.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

www.rounthwaite-woodhead.com

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