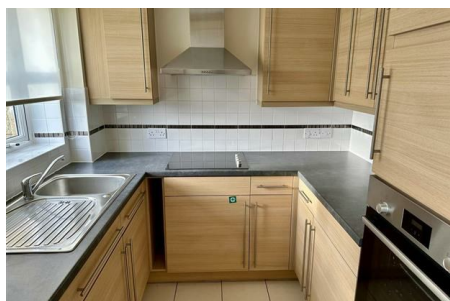


Rounthwaite **R&W** Woodhead

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



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

A south facing one bedroom apartment with a pleasant outlook (for the over 60s)

Spacious Hallway

Shower Room

Communal Areas

Living Room

Double Bedroom

Communal Grounds

Kitchen

Electric Heating

EPC Rating B

PRICE GUIDE £115,000

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.

27 Hollis Court is situated on the first floor (accessible by a lift) with a southerly aspect and French balcony enhancing the living room. The accommodation is well equipped with a modern kitchen (recently fitted integrated cooker), a sitting room overlooking the communal gardens and countryside beyond, a large shower room and a double bedroom with fitted wardrobes.

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

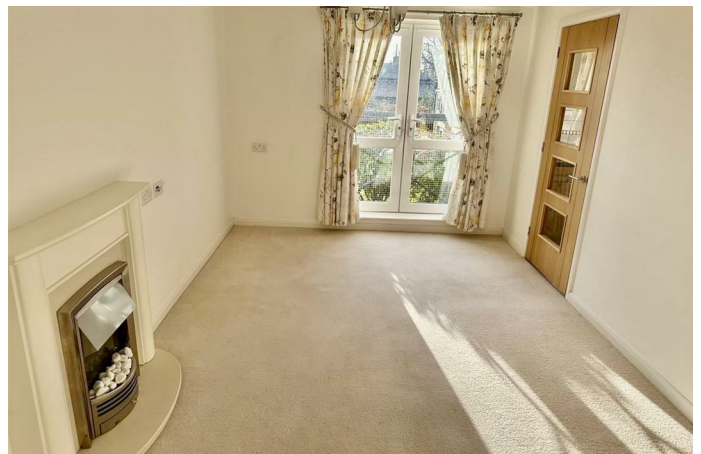
Services: Mains water and electricity. Connection to mains drainage.

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

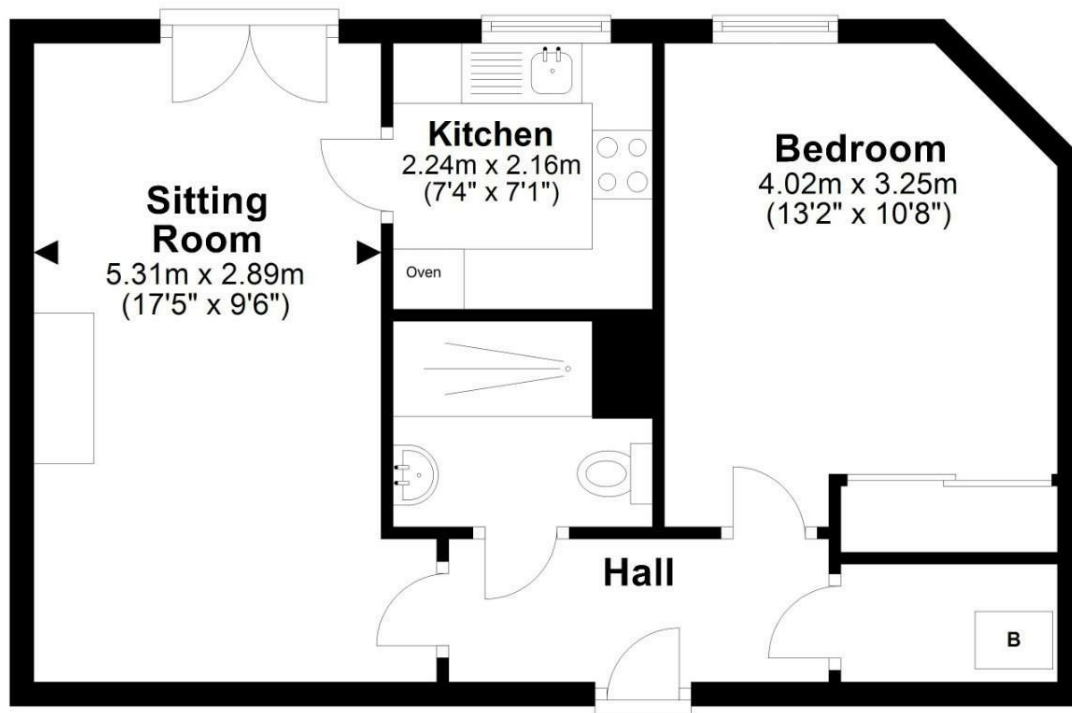
Council Tax: We are informed that the property lies in band B.



Accommodation

Ground Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 44.7 sq. metres (480.8 sq. feet)

27 Hollis Court, Malton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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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