

Rounthwaite R&W Woodhead

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



31 PRINCESS COURT, MALTON, YO17 7HL

A special 2 bedroom apartment with french doors opening to the gardens.

Entrance Hall

Modern Shower Room

Electric Heating

Lounge/Diner

Tasteful Decor

Lift

Modern Kitchen

Access To Communal Gardens

Intercom Entry

2 Bedrooms

Car Parking

PRICE GUIDE £107,500

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

Number 31 is a unique property in Princess Court - the lounge opens to the gardens which is a special feature and major attraction. The accommodation is in immaculate decorative order throughout and has been fitted and equipped to a high standard. The kitchen is fully integrated and has modern units and the walk in shower room also has modern white fittings and a fitted seat within the shower cubicle.

The Princess Court apartments are situated a short walk from Malton town centre where there are excellent shopping facilities and within easy reach of the railway and bus stations. The apartments provide a safe, independent living environment, with a 24 hour managed alarm system and intercom entry to the building. Residents must be over the age of 60. There are maintained communal gardens and communal area to the ground floor together with a roof garden.

The service charge covers the building insurance, cleaning of communal areas, maintenance of the grounds, door entry/intercom system, servicing of the lift and day to day management of the apartments.

General Information

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

Tenure: Leasehold: 99 year lease from 1985.

Service Charge: £254.05 per calendar month.

Viewing: Strictly by appointment with the Agents: Rounthwaite & Woodhead, 53 Market Place, Malton YO17 7LX

Tel: 01653 600747

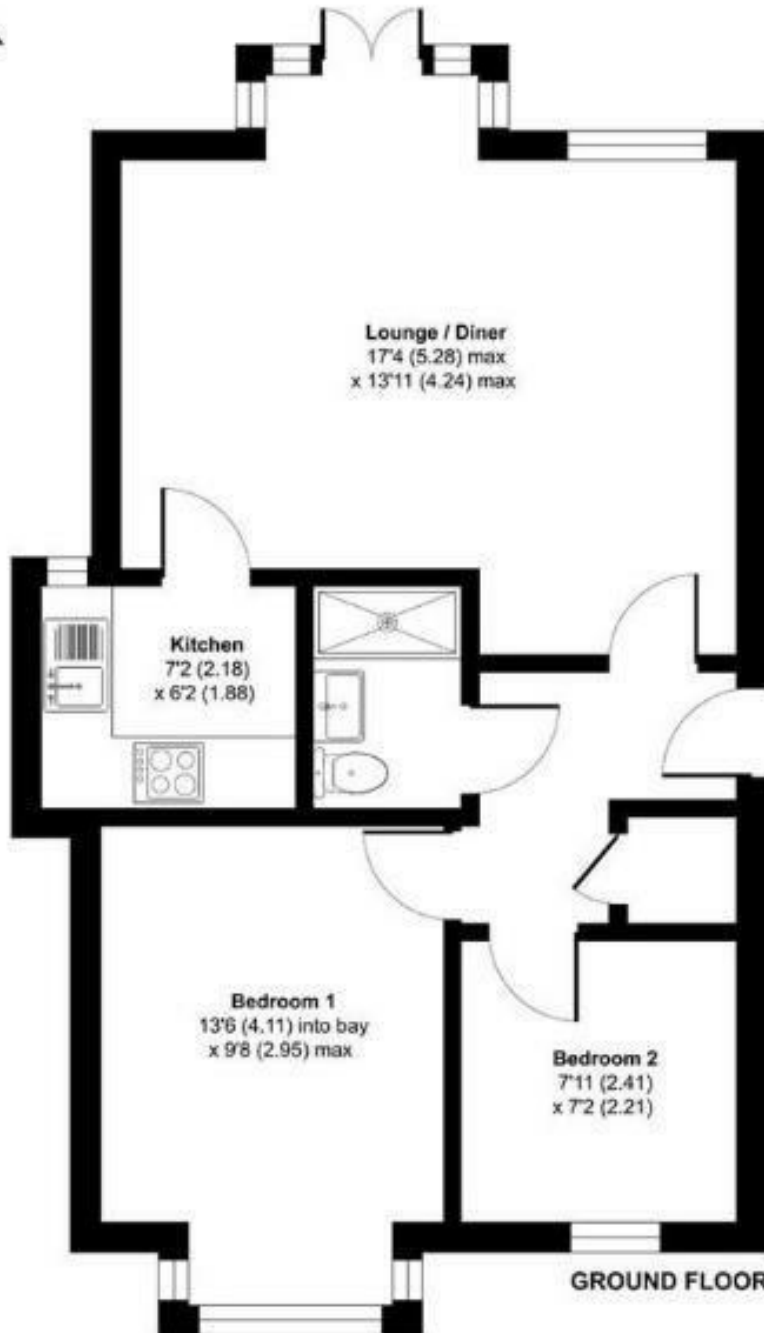
Council Tax: We are informed that the property lies in band 'B'.



Accommodation

Approximate Area = 567 sq ft / 53 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	75
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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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