

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 22 Princess Court, Malton, YO17 7HL

£85,000

- No Onward Chain
- Lovely Aspects
- Warden Assisted
- Shower Room
- Second Floor



# 22 Princess Court, Malton YO17 7HL

Enjoying pleasant south west aspects number 22 is a lovely second floor flat forming part of this centrally located retirement development. Extremely well established in delightful communal grounds with parking. No onward chain. Well planned two bedroomed with living room, and spacious kitchen/diner.

The property is centrally located within close proximity of nearby shops and amenities and is best found by simply heading out of the agents Malton office turning left at the traffic lights (Butcher Corner) onto Wheelgate turning right immediately before the Blue Ball public house onto Princess Road and then right into Princess Court.



Council Tax Band: B



## ADDITIONAL INFORMATION

Available to those 60 years old or over.

Service charge of £242.98 per calendar month. (Upon renewal from 1st April 2024 charges will be £254.05 per calendar month)

### Tenure

Leasehold - 99 year lease from 1985.

### Entrance Hall

Fitted cupboard with hot water cylinder. Night storage heater and door into

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### Sitting Room

Large walk-in bay window looking out onto Princess Road, Storage Heater

### Kitchen/Diner

Electric Oven, Radiator

### Bedroom 1

Double Windows, Fitted Wardrobes/Cupboard units, Built in Cupboard, Storage Heater.

### Bedroom 2

Window, Radiator, Built in Wardrobe/Cupboard Units.

### Shower Room

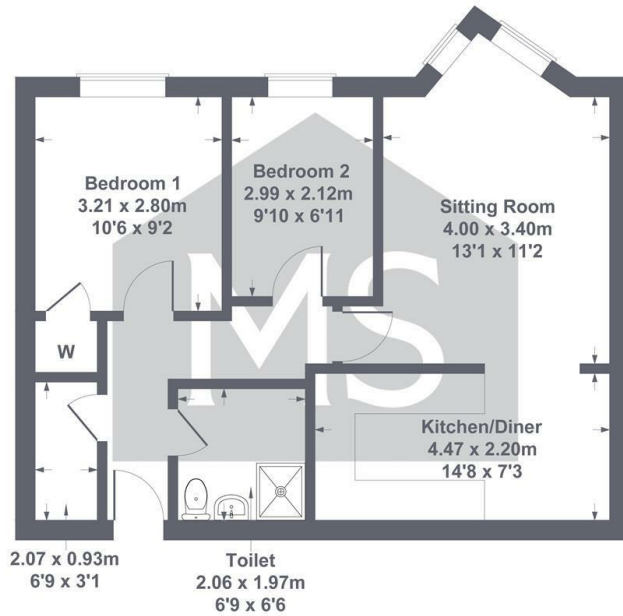
Shower, Sink, Toilet, Extractor fan, Heater.

### Outside

Communal gardens and grounds with roof terrace.

Resident and visitor car parking.

Approximate Gross Internal Area 603 sq ft - 56 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



## Directions

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	