

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 22 Princess Court, Malton, YO17 7HL

£67,500

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



## 22 Princess Court, Malton YO17 7HL

Enjoying pleasant south west aspects number 22 is a 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. In need of modernisation generally.



Council Tax Band: B



#### Location detail

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 with its monthly farmers market and high-profile festivals. 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.

#### Tenure & charges information

Leasehold - 99 year lease from 1985.

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)

#### Entrance Hall

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

#### 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

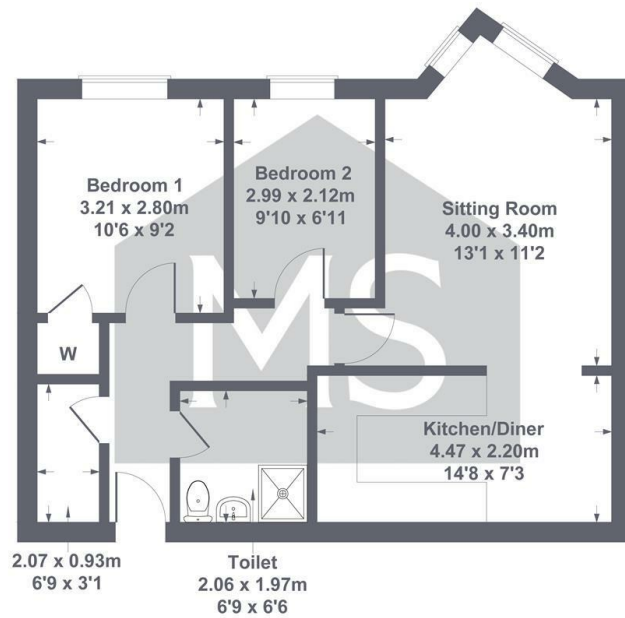
Shower, Sink, Toilet, Extractor fan, Heater.

#### 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC