

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 16 Princess Court, Malton, YO17 7HL

£97,500

- Walk-in Condition
- White Goods Included
- Shower Room with Underfloor Heating
- Gardens Immediately to front aspect of the Flat
- New Carpets Throughout
- New Water Heating System



# 16 Princess Court, Malton YO17 7HL

A superbly presented 1 Bedroom Flat sat within the Princess Court development in walk-in condition. The property briefly boasts a purpose-built shower room fitted 5 years ago with underfloor heating, a spacious bedroom with built-in cupboards and double window looking out onto open gardens, an open plan sitting room with large bay window leading to the kitchen with white goods included, and private gardens accessed through a service door immediately outside the property.

The property is centrally located within walking distance of nearby shops and amenities and is best found by simply heading west up Wheelgate turning right immediately before the Blue Ball public house onto Princess Road and then right into Princess Court.



Council Tax Band: A



## ADDITIONAL INFORMATION

Available to those 60 years old or over.

Service charge of £211.70 per calendar month. (From May 2024 onwards).

### Tenure

Leasehold - 99 year lease from 1985.

### Entrance Hall

Alarm system, Airing cupboard with new water heating system and cupboards.

### Bedroom

Storage Heater, Double Window, TV Point, In-built cupboards.

### Shower Room

Fitted 5 years ago, Alarm pull chord, Heated Towel Rail, Heated Flooring with control panel.

### Sitting Room

Electric Fire, Storage Heater, Bay Window, Telecom System.

### Kitchen

Electric Cooker/Hob, Water Control Panel, White Goods, Microwave.

### Outside

Communal garden area immediately outside the property with access through service door.

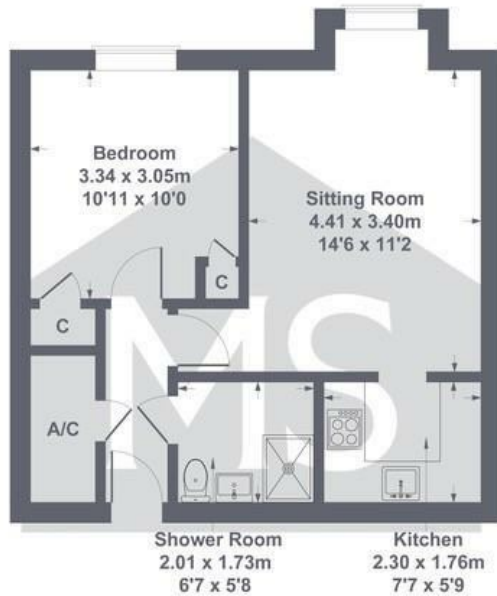
Resident and visitor car park.







Approximate Gross Internal Area 463 sq ft - 43 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

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	82
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	