

Mark Stephenson's

ESTATE & LETTING AGENTS



23 Hollis Court, Malton, YO17 7AD

£117,000

- First floor retirement apartment
- All well presented throughout
- Double bedroom with wardrobes
- Opens direct onto communal gardens
- Well fitted kitchen & appliances
- Bathroom with over bath shower
- Offered for sale with no chain
- Generous living/dining room
- Popular 'close to town' location

23 Hollis Court, Malton YO17 7AD

Built in 2011 Hollis Court is now a very well established and popular development within easy walking distance of the historic town centre. There are 49 one and two-bedroom retirement apartments for the over 60s. Number 23 is offered for sale with no onward chain and enjoys immediate ground floor access from the living/dining room onto it's own patio area surrounded by the fantastic communal gardens. Nicely fitted kitchen, double bedroom with wardrobes, bathroom with full suite and over bath shower.



Council Tax Band: B



General info/location.

north of the River Derwent which forms the historic boundary between the North and East Riding of Yorkshire. Facing Malton on the other side of the Derwent is Norton. The town centre has lots of small traditional independent shops. The market place has recently become a meeting area with a number of coffee bars and cafes opening all day to complement the local public houses.

The development is also well situated for travel. Malton bus station and Malton railway station are actually located in Norton on Derwent. Buses run from Leeds and York through Malton to Pickering, Whitby, Scarborough and Bridlington.

It is a condition of purchase that all residents must meet the age requirement of 60+ years.

Lease/charges etc.

Service Charge (Breakdown) -

- Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge £2,333.40 per annum (for financial year end March 2025)

Car Parking (Permit Scheme) - Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information - Lease Length: 125 years from Jan 2011

Ground rent: £425 per annum

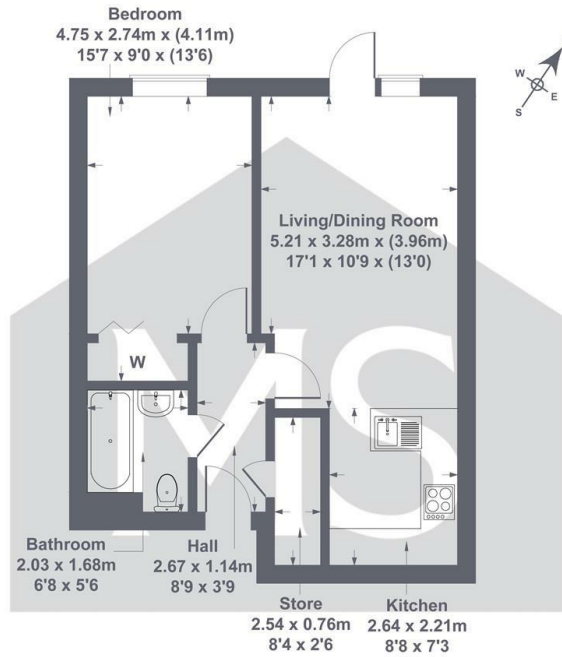
Ground rent review: Jan-26

Additional Information & Services -

- Superfast Fibre Broadband available

- Mains water and electricity
- Electric room heating
- Mains drainage

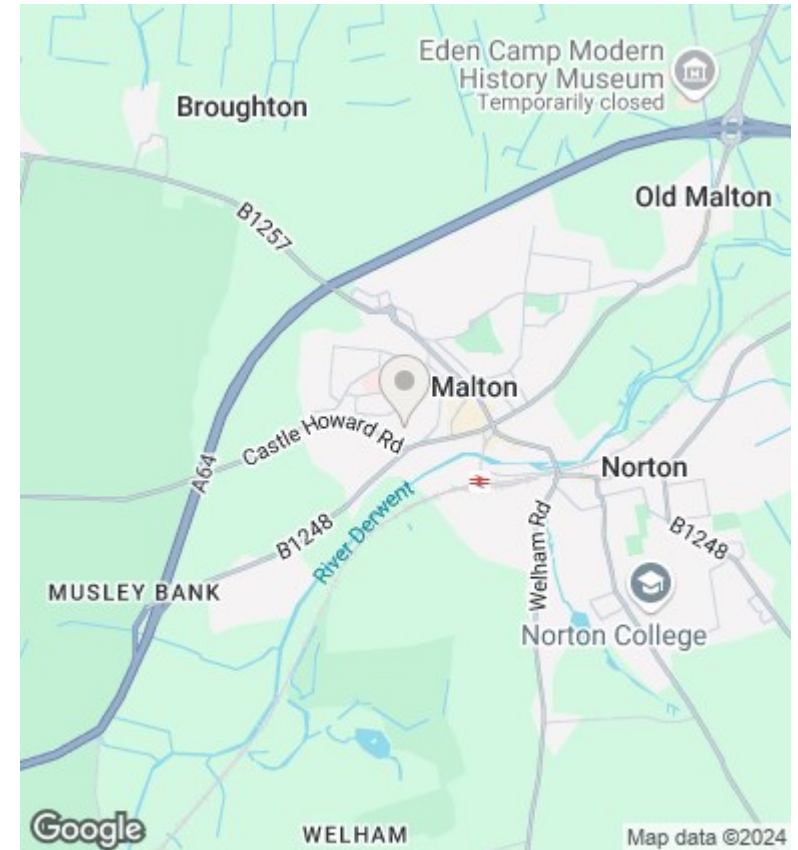
Approximate Gross Internal Area 490 sq ft - 46 sq m



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	