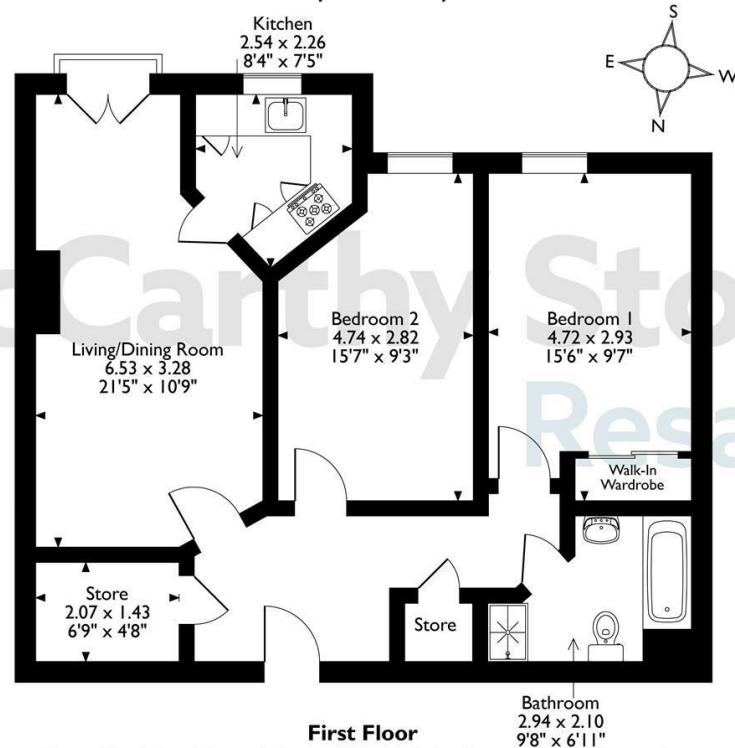


11 Hollis Court, Castle Howard Road, Malton
Approximate Gross Internal Area
72 Sq M/775 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

11 Hollis Court

Castle Howard Road, Malton, YO17 7AD



Asking price £195,000 Leasehold

A SPACIOUS and WELL PRESENTED READY TO MOVE IN TO WITH NO ONWARD CHAIN TWO BEDROOM SOUTH FACING APARTMENT situated within a MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S.

Call us on 0345 556 4104 to find out more.

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Hollis Court, Castle Howard Road, Malton

2 bed | £195,000

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Hollis Court

Hollis Court is a McCarthy Stone retirement development for the over 60s, comprising 49 one and two-bedroom apartments. A dedicated House Manager is on site during working hours, and the service charge covers external maintenance, gardening, window cleaning, buildings insurance, water rates, security systems, and energy costs for the communal areas. The development also benefits from audio door entry, a 24-hour emergency call system, a homeowners' lounge, and a guest suite for visiting family and friends, subject to availability.

Local Area

Hollis Court is set on Castle Howard Road in the popular market town of Malton, known for its independent shops, cafés, regular markets, and strong foodie

reputation. The town is well placed for York, the North York Moors and the coast, with a railway station and good road links via the A64.

Entrance Hall

Front door with spy hole opens into a large entrance hall with a 24-hour Tunstall emergency response pull cord system. The hall also has illuminated light switches, a smoke detector, security entry intercom, storage heater, and two walk-in storage/airing cupboards. Doors lead to the lounge, both bedrooms, and the bathroom.

Lounge

A generous south-facing lounge with space for dining and a window overlooking the communal grounds. Features include an electric fire with stone-effect surround, fitted carpets, raised power sockets, TV and telephone points, Sky/Sky+ connection, and a partially glazed door to the separate kitchen.

Kitchen

Fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mixer tap, drainer and UPVC double glazed window. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom

A bright and airy double bedroom with a built in mirror fronted wardrobe. Fitted carpets, raised electric power sockets, TV and telephone points and a wall mounted electric panel heater. South facing uPVC window.

Bedroom two

Spacious and bright second bedroom which could be used for a dining room. Fitted carpets, raised electric power sockets and a wall mounted electric panel heater. A southerly facing uPVC window.

Bathroom

White suite comprising bath with grab rail and separate shower cubicle, wash basin with vanity unit and low flush WC. Tiled walls and floor, wall light/shaver socket, extractor fan and wall-mounted Dimplex fan heater.

Service Charge

- Cleaning of communal windows and external apartment windows
- House Manager
- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service charge: £3,927.56 for the financial year ending 31st March 2027)

Car Parking Permit Scheme- subject to availability

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information

125 years from 1st Jan 2011

Ground rent: £495 per annum

Ground rent review: 1st Jan 2026

Managed by: McCarthy and Stone Management Services

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

