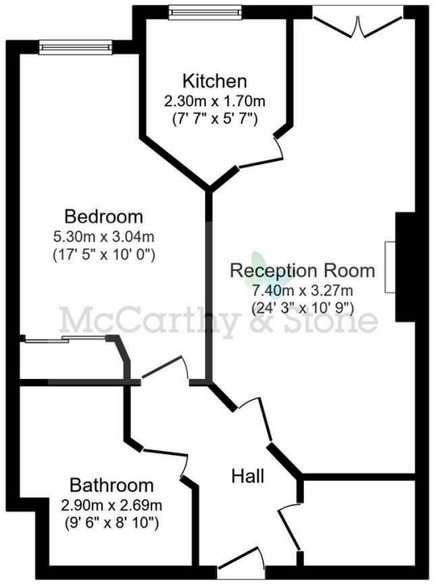
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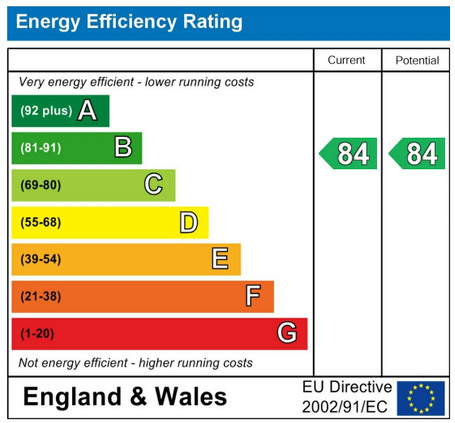


Floor Plan

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Council Tax Band: C





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The Property Ombudsman

McCarthy Stone
Resales

34 Malpas Court

Malpas Road, Northallerton, DL7 8TG







Asking price £115,000 Leasehold

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Malpas Court, Malpas Road, Northallerton

1 bed | £115,000

Summary

Malpas Court was built by McCarthy & Stone purpose built for assisted living for the over 70's. The development consists of 50 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here.

Malpas Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

Local Area

Malpas Court is an Assisted Living development located in the affluent market town of Northallerton, 30 miles north of York. The town centre offers a variety of shops including many high street names as well as independent retailers including a family run department store. There are also 3 major supermarkets in Northallerton offering a wide variety of choice for residents of the town. There are good transport links by bus, with several operators providing local services in and around Northallerton plus the train station located on Boroughbridge Road offers links to Regional and National destinations including York, Newcastle and London.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and bathroom.

Lounge

Spacious lounge with ample room for dining has the benefit of a Juliet balcony overlooking communal grounds. There is a feature electric fire with surround which acts as an attractive focal point. There are raised electric sockets, TV and telephone points. Partially glazed door leads onto a separate kitchen.

Kitchen

Well equipped modern kitchen with tiled floor and a range of low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and electrically operated kitchen window above. Eye level oven, ceramic hob, cooker hood and integral fridge / freezer.

Bedroom

Double bedroom benefiting from a mirror fronted built in wardrobe. Raised electric sockets, TV and telephone points.

Bathroom

Fully tiled and fitted with suite comprising of level access wet room style shower and bath both with hand rails. Low level WC, vanity unit with wash basin and mirror above. Electric shaving point, heated chrome towel rail and extractor fan. Slip resistant flooring.

Service Charge

ASSISTED LIVING

- 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

One hour of domestic support per week is included in the service charge at Malpas Court, with additional personal care and support available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.

Service Charge: £10,787.73 per annum (for financial year ending 31st Mar 2027).

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estate Manager.

Car Parking Permit Scheme- subject to availability

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 Estate Manager on site for availability.

Leasehold

125 years from January 2011
Ground rent: £435 per annum
Ground rent review date: January 2026
Managed by: YourLife Management Services

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage











