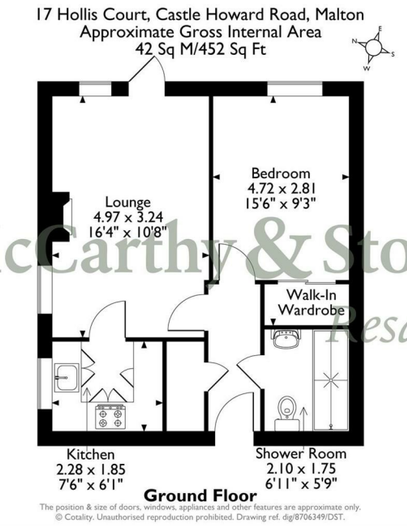
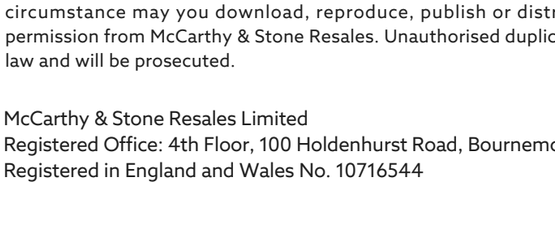
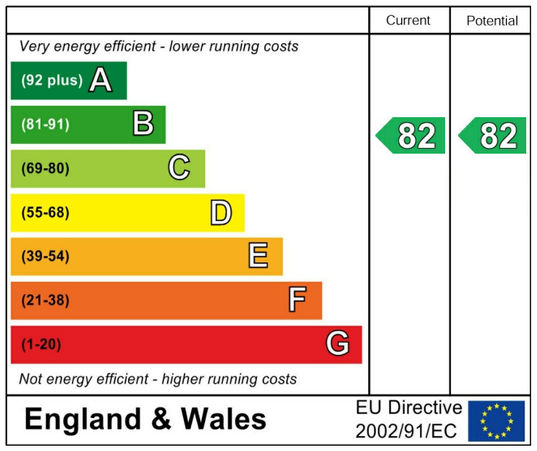
Excellent

Trustpilot

McCarthy & Stone
Resales.







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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







17 Hollis Court

Castle Howard Road, Malton, YO17 7AD

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 17 Hollis Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £125,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Beautifully presented ground floor retirement apartment
- Private patio overlooking attractive communal gardens
- Spacious lounge with feature electric fireplace
- French doors opening onto private patio
- Modern kitchen with integrated appliances throughout
- Convenient waist-height oven for easy access
- Generous double bedroom with garden views
- Fully tiled bathroom with walk-in shower
- Secure entry and 24-hour emergency assistance
- Allocated parking available, subject to availability

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

17 Hollis Court, Malton

1 | 1 | Asking price £125,000

Development Overview

Hollis Court is a welcoming McCarthy Stone retirement development situated on Castle Howard Road in the charming market town of Malton. Exclusively designed for the over 60s, the development comprises 49 one and two-bedroom apartments, offering comfortable, independent living with added peace of mind.

Residents benefit from a dedicated House Manager, a 24-hour emergency call system, secure door entry and a welcoming homeowners' lounge, perfect for socialising with neighbours, friends and family. Additional facilities include a convenient communal laundry room and a guest suite for visiting friends and relatives, subject to availability and a nightly charge. Beautifully maintained communal areas and gardens further enhance the development.

Ideally positioned approximately 350 yards from Malton town centre, Hollis Court enjoys easy access to a wonderful selection of independent shops, cafés, restaurants and traditional markets. Malton railway station is approximately half a mile away, while scenic walks along the River Derwent are also within easy reach.

Apartment Overview

This beautifully presented ground floor apartment offers comfortable, low-maintenance living with the added benefit of direct access to a delightful patio overlooking the beautifully maintained communal gardens. The spacious living room provides an inviting space to relax or entertain, with ample room for dining, a feature electric fireplace and French door opening onto the patio, perfect for enjoying the peaceful garden surroundings.

The separate modern kitchen is thoughtfully designed with ample cupboard space, granite-effect worktops, an integrated fridge freezer, waist-height oven and ceramic hob, offering both practicality and convenience. A window overlooking the gardens provides plenty of natural light.

The generously sized double bedroom enjoys attractive garden views, creating a bright and relaxing retreat. The fully tiled shower room features a convenient walk-in shower with fitted seat and handrails, vanity unit, heated towel rail and additional storage.

Further benefits include useful hallway storage, raised power sockets, secure door entry and a 24-hour emergency response system, providing reassurance while maintaining independence.

Residents of Hollis Court can also enjoy a range of communal facilities, including a welcoming homeowners' lounge, beautifully maintained gardens and a convenient laundry room, providing opportunities to socialise and enjoy a relaxed retirement lifestyle.

With its desirable ground floor position, direct outdoor access and lovely garden outlook, this apartment offers an excellent opportunity to enjoy comfortable retirement living.

Allocated parking may be available for £250 per annum, subject to availability.

Landscaped Gardens

One of the main social hubs of Hollis Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Social Lifestyle

The Communal Lounge is at the heart of the community at Hollis Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services

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

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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.

Service Charge: £2,618.40 per annum (up to financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information

Lease Length: 125 years from July 2011
Ground rent: £425 per annum
Ground rent review: Jan 2041
Managed by: McCarthy and Stone Management Services

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 that can assist with service charges or living costs.
- 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













