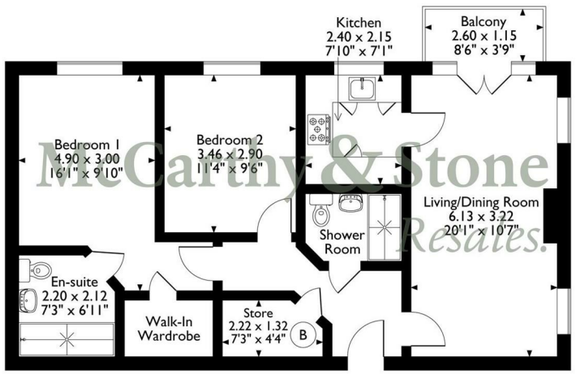
Excellent

Trustpilot

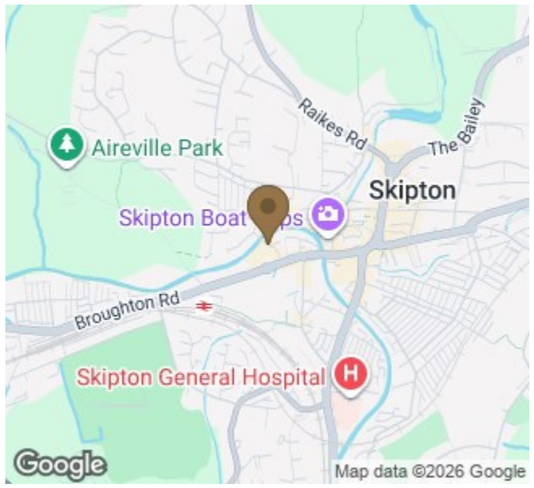
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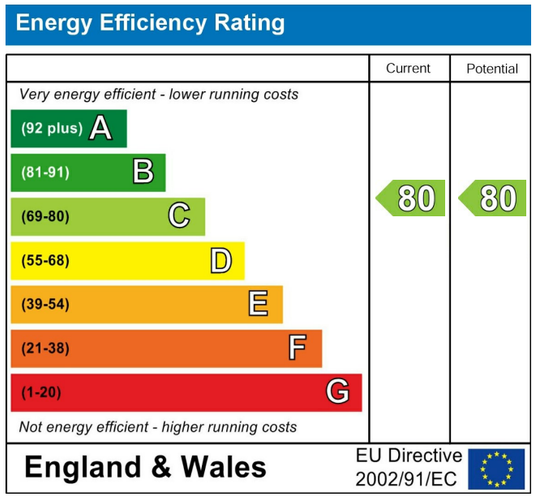
Mallory Court, Apartment 32, Brewery Lane, Skipton
Approximate Gross Internal Area
73 Sq M/786 Sq Ft



Fourth Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







32 Mallory Court

Brewery Lane, Skipton, BD23 1DF

2 2 Council Tax Band: D

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 32 Mallory Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £335,000
Leasehold

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

Why you'll love living here:

- Private walk out balcony
- Corner plot with dual aspect Leeds & Liverpool Canal views
- Two double bedrooms & two bathrooms
- Modern fitted kitchen
- Social Homeowners' lounge
- Roof terrace
- House Manager
- Emergency call system
- Close to local amenities
- Friendly & welcoming community

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

32 Mallory Court, Skipton

2 | 2 | Asking price £335,000

Summary

Mallory Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 33 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.
The apartment features a fully fitted kitchen, en-suite bathroom and separate shower room. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking - permit scheme applies, check with the House Manager for availability.
Mallory Court is situated in an enviable location of Skipton, known as 'The Gateway to the Yorkshire Dales' is a historic market town. A popular destination, the town has many attractions, places of interest, a selection of traditional and modern shops and a wide choice of eateries and a market held 4 days a week. Mallory Court, overlooking the Leeds / Liverpool canal, is located close to the heart of Skipton and has excellent access to local transport links via bus stops on Broughton Road and the wider transport network via Skipton rail station, also on Broughton Road.

Property Overview

Immaculate and beautifully presented two-bedroom fourth-floor apartment purchased off-plan by the current owner. The apartment enjoys a desirable corner plot with walk-out balcony and delightful views across the Leeds and Liverpool Canal.
The spacious dual-aspect living room benefits from south-west- and north-west-facing windows, allowing plenty of natural light to fill the room. It provides ample space for both lounge and dining furniture and features an attractive decorative electric fire with surround.
The well-appointed kitchen benefits from a window above the sink and a range of integrated appliances, including a fridge-freezer, electric hob and oven.
The generous principal bedroom also enjoys views towards the canal and benefits from a walk-in wardrobe and a modern en-suite shower room, featuring an almost full-width walk-in shower with a glass screen and support rail.
The versatile second bedroom is currently arranged as an additional lounge area but would also make an ideal guest bedroom, study or hobby room. There is a further contemporary shower room with a walk-in shower and glass screen.
There is also ample storage in both the large walk-in wardrobe and the hall cupboard

Social Lifestyle

The Communal Lounge is at the heart of the community at Mallory Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings monthly wine and lunch club, fitness classes, a book club in association with Skipton library and seasonal events throughout the year. 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.

Roof Terrace

Mallory Court boasts a stunning roof terrace with ample contemporary seating. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

Additional Information & Services

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

Car Parking Permit Scheme- subject to availability

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

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: £5,583.24 per annum (up to financial year end 30th Sept 2027.

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

Leasehold Information

Lease: 125 years from 1st Jan 2014
Ground rent: £495 per annum
Ground rent review: 1st Jan 2029
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.
- 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.













