Excellent

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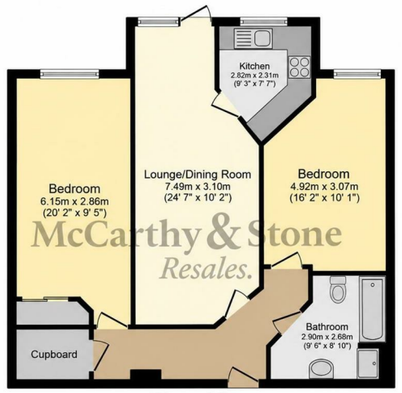
McCarthy & Stone
Resales.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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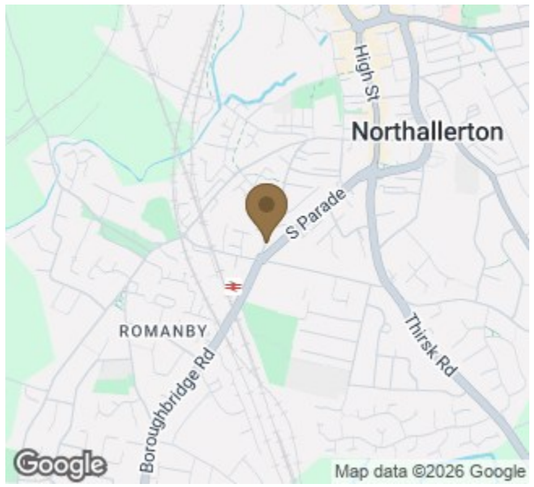

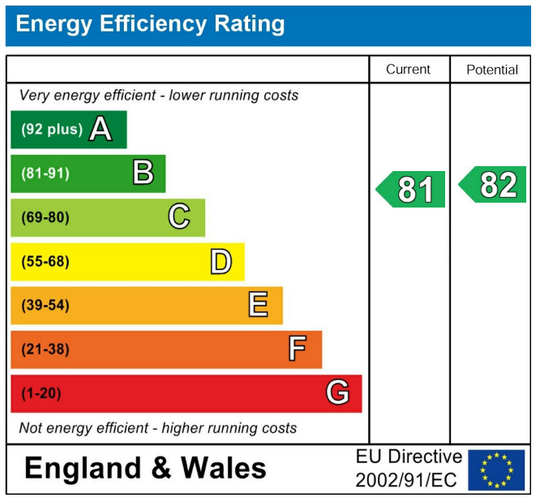

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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







8 Malpas Court

Malpas Court, Northallerton, DL7 8TG

2 | 1 | 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 8 Malpas 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:

- Spacious two-bedroom retirement apartment
- Bright and airy lounge
- Direct access to patio area
- Modern, fully fitted kitchen
- Eye-level oven and integrated appliances
- Principal bedroom with fitted wardrobes
- Versatile second bedroom or dining room
- Level-access shower and separate bath
- Secure door entry system
- 24-hour emergency call system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

8 Malpas Court, Northallerton

2 | 1 | Asking price £125,000

Development Overview
Malpas Court is a McCarthy & Stone Assisted Living development designed exclusively for the over 70s, situated in the desirable market town of Northallerton. The development comprises 50 one and two-bedroom retirement apartments, thoughtfully designed to offer comfort, independence and peace of mind.

Homeowners benefit from a range of excellent communal facilities, including a welcoming homeowners' lounge, a table-service restaurant serving freshly prepared lunches daily, a function room, beautifully landscaped gardens and a guest suite for visiting family and friends (additional charges apply). A varied programme of social activities provides plenty of opportunities to enjoy an active and sociable retirement.

For added reassurance, Malpas Court benefits from an on-site Estate Manager and a 24-hour emergency call system, with personal pendant alarms and call points throughout the apartments.

Northallerton offers an excellent selection of high street shops, independent retailers, supermarkets, cafés and local amenities. The town also benefits from convenient bus services and a railway station providing direct connections to destinations including York, Newcastle and London.

Apartment Overview
This spacious two-bedroom apartment at Malpas Court offers bright, comfortable accommodation with direct access to a patio area from the lounge, which also benefits from a feature fireplace with coal-effect electric fire.

The well-equipped kitchen features an eye-level oven, ceramic hob and integrated fridge/freezer. The principal bedroom benefits from mirrored fitted wardrobes, while the versatile second bedroom is currently used as a bedroom but could alternatively serve as a dining room.

A modern bathroom offers both a level-access shower and separate bath. Additional features include useful hallway storage, secure door entry and a 24-hour emergency call system.

Care & Support
The personal care services available at Malpas Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Social Lifestyle
The Communal Lounge is at the heart of the community at Malpas 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.

The Restaurant
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Malpas Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Additional Information & Services
• Ultrafast Broadband available
• Mains water and electricity
• Electric 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, 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.

Service Charge
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior 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 Estate Manager.

Annual Service Charge: £14,396.52 for the financial year ending 31/03/2027.

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

Leasehold Information
125 years from 2011
Ground rent: £510 per year
Ground rent review: January 2041

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.













