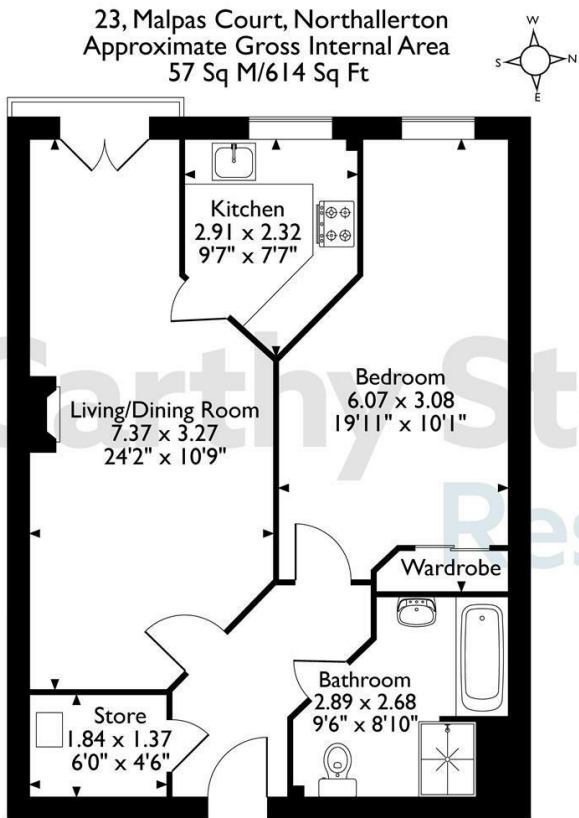


23 Malpas Court

Malpas Road, Northallerton, DL7 8TG



Second Floor Flat

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	84	85
(69-80) C		
(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	



Asking price £119,950 Leasehold

Malpas Court on Malpas Road, Northallerton, this delightful first floor retirement apartment with aspect over the well maintained communal gardens and is designed for those aged over 70. The property features a comfortable reception room, a well-appointed bedroom, and a modern bathroom. Residents benefit from an on-site restaurant, dedicated Estate Manager, and a CQC-registered care team available 24/7, offering tailored care packages to suit individual needs. For added convenience, a bus stop is situated directly outside the development, and all furniture can be included in the sale if desired.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Malpas Court, Malpas Road, Northallerton

Malpas Court

Malpas Court, constructed by McCarthy Stone, is a development specifically designed for assisted living for those over 70. It features 50 one and two-bedroom retirement apartments, each with design elements that simplify everyday living. These include kitchens equipped with waist-high ovens to reduce bending, walk-in showers for easy access, straightforward lever taps, and slip-resistant flooring.

In addition to the privacy of individual apartments, Malpas Court offers a vibrant social life. The homeowners' lounge is a welcoming space for socializing, meeting friends, or participating in various activities organized by the homeowners and the Estate Management team. It's also an ideal venue for hosting special events with friends and family.

Our on-site restaurant is open daily, providing delicious and nutritious lunches for homeowners and their guests at an affordable price. We prepare all meals fresh and accommodate special dietary needs. For celebrations, our function room is available for booking, and a computer is provided for use. The complex also boasts landscaped gardens and a guest suite for overnight visitors (subject to additional charges). An Estate Manager is present on-site for assistance, and a 24-hour emergency call system is in place, accessible via a personal pendant alarm and call points in every room.

Local Area

Malpas Court is an Assisted Living development located just a third of a mile from 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 major supermarkets in Northallerton offering a variety of choice for residents of the town as well as a local library. There are good transport links with bus stops within 100 yards of the development; several operators providing local services in and around Northallerton plus the train station located on Boroughbridge Road, is approximately 200 yards away and offers links to Regional and National destinations including York, Newcastle and London.

Entrance Hall

The front door, equipped with a spy hole and letterbox, opens to the entrance hall, featuring illuminated light switches, a smoke detector, an apartment security door entry system with an intercom, and a 24-hour Tunstall emergency response pull cord system. A door from the hallway leads to a walk-in storage cupboard, providing additional space for suitcases and cleaning equipment. Other doors from the hallway open to the living room, bedroom, and bathroom.



Lounge

Featuring double doors and a Juliet balcony that offer views over the rear gardens. It boasts ample dining space and an electric fireplace with a decorative stone-effect surround. The lounge includes raised electrical sockets, TV and telephone points, two ceiling lights, and fitted carpets. A partially glazed door opens into the separate kitchen.

Kitchen

This modern kitchen comes fully fitted and well-equipped, featuring a variety of wood-effect base and wall units, complemented by roll-top work surfaces. A stainless steel sink and drainer with a monobloc tap are positioned under an electrically operated window that offers a view of the garden. Integrated appliances consist of an elevated oven, ceramic hob with an extractor hood above, and a fridge/freezer. The kitchen is finished with tiled flooring and splashbacks, under-counter lighting, central ceiling spotlights.

Bedroom

A generously sized double bedroom overlooks the rear gardens, featuring mirror-fronted built-in double wardrobes and ample space for additional furniture. It includes a central ceiling light, TV and phone points, as well as raised power outlets and an emergency pull-cord.

Bathroom/Shower room

Fully tiled with slip-resistant flooring and fitted with suite comprising of a level access shower with adjustable showerhead and hand rail, bath with hand rail, WC and vanity unit with wash basin and shaver mirror above. Heated towel rail, extractor fan and emergency pull-cord.

Service Charge

- Estate Manager
- CQC registered care staff on-site 24-hours a day
- One hour of domestic support per week is included in the service charge
- Running of the on-site restaurant
- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 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



1 bed | £119,950

- Intruder alarm system

Additional personal care and support is available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Annual Service charge: £10,787.76 for financial year ending 31/03/2027.

Car Parking Permit Scheme

Parking is by allocated space, please check with the Estate Manager on site for availability. The fee is £250 per annum, permits are available on a first come, first served basis.

Leasehold Information

Lease: 125 years from the 1st January 2011
Ground rent: £435 per annum
Ground rent review: 1st January 2026
It is a condition of the sale that the new resident meet the age required of 70+

Additional Information and Services

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

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.

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 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.

