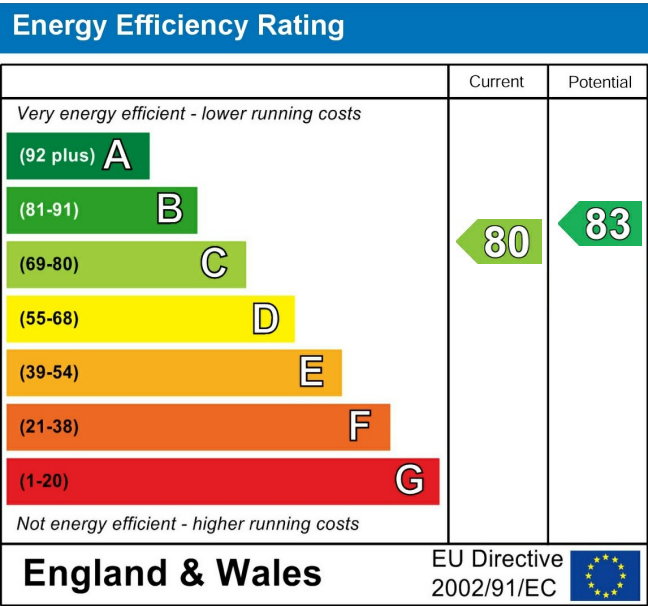
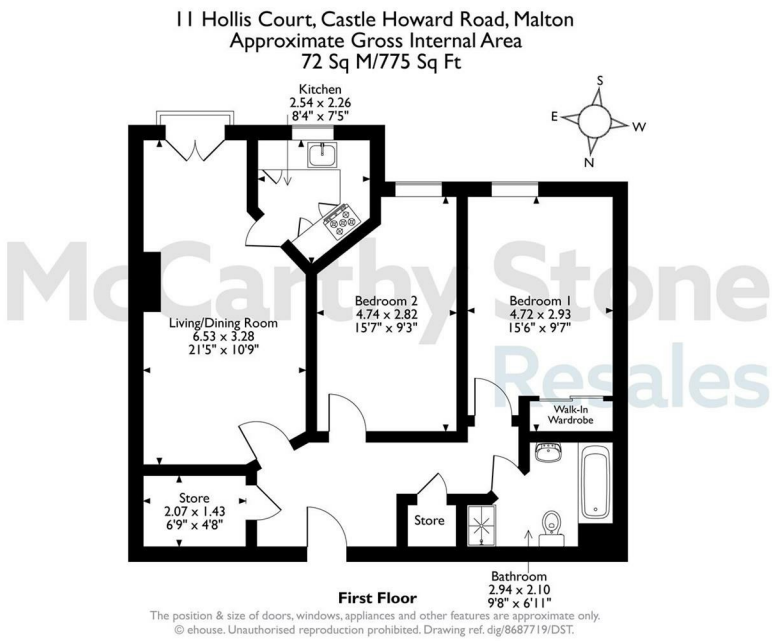




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



11 Hollis Court

Castle Howard Road, Malton, YO17 7AD

2 1 **Council Tax Band: C**

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

Asking price £195,000
Leasehold

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

Why you'll love living here:

- 2 bedroom apartment
- South facing
- Select retirement development for the over 60's
- No onward chain
- Approximately 350 yards to Malton Market Street
- Guest suite for friends and family
- 24 hour careline
- Lift to all floors
- Part exchange scheme available
- Call McCarthy and Stone Resales to arrange to view

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

11 Hollis Court, Malton

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.

Hollis Court

Hollis Court is a McCarthy Stone retirement development for the over 60s, comprising 49 one and two-bedroom apartments. A dedicated House Manager is on site during working hours, and the service charge covers external maintenance, gardening, window cleaning, buildings insurance, water rates, security systems, and energy costs for the communal areas. The development also benefits from audio door entry, a 24-hour emergency call system, a homeowners' lounge, and a guest suite for visiting family and friends, subject to availability.

Local Area

Hollis Court is set on Castle Howard Road in the popular market town of Malton, known for its independent shops, cafés, regular markets, and strong foodie reputation. The town is well placed for York, the North York Moors and the coast, with a railway station and good road links via the A64.

Entrance Hall

Front door with spy hole opens into a large entrance hall with a 24-hour Tunstall emergency response pull cord system. The hall also has illuminated light switches, a smoke detector, security entry intercom, storage heater, and two walk-in storage/airing cupboards. Doors lead to the lounge, both bedrooms, and the bathroom.



Lounge

A generous south-facing lounge with space for dining and a window overlooking the communal grounds. Features include an electric fire with stone-effect surround, fitted carpets, raised power sockets, TV and telephone points, Sky/Sky+ connection, and a partially glazed door to the separate kitchen.

Kitchen

Fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mixer tap, drainer and UPVC double glazed window. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom

A bright and airy double bedroom with a built in mirror fronted wardrobe. Fitted carpets, raised electric power sockets, TV and telephone points and a wall mounted electric panel heater. South facing uPVC window.

Bedroom two

Spacious and bright second bedroom which could be used for a dining room. Fitted carpets, raised electric power sockets and a wall mounted electric panel heater. A southerly facing uPVC window.

Bathroom

White suite comprising bath with grab rail and separate shower cubicle, wash basin with vanity unit and low flush WC. Tiled walls and floor, wall light/shaver socket, extractor fan and wall-mounted Dimplex fan heater.

Service Charge

- Cleaning of communal windows and external apartment windows
- House Manager
- 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



 2 |  1 | Asking price £195,000

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.

Annual Service charge: £3,927.56 for the financial year ending 31st March 2027)

Car Parking Permit Scheme- subject to availability

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

Leasehold Information

125 years from 1st Jan 2011
Ground rent: £495 per annum
Ground rent review:1st Jan 2026
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

