

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

16 PRINCESS COURT PRINCESS ROAD, MALTON, YO17 7HL



- **IMMACULATE 1 BEDROOM APARTMENT FOR OVER 60'S**
- **NEWLY DECORATED AND CARPETED**
- **REFURBISHED COMMUNAL AREAS**
- **SOUTH FACING, OVERLOOKING GARDEN**
- **NEW SHOWER ROOM FITTINGS 'GEARED' FOR ELDERLY**
- **PARKING AND NEAR TOWN CENTRE**

PRICE GUIDE £79,500

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

16 Princess Court is a 'special' one bedroom apartment. Whilst on the first floor, due to the lie of the land it overlooks and has access to the south facing garden at 'ground' level. The accommodation has been recently redecorated and re-carpeted along with a newly fitted and well-equipped wet room with underfloor heating. There is wheelchair provision to the large shower cubicle and a raised wash basin and WC to assist any resident with mobility issues. The hot water is provided by a pressurised system, an additional improvement

The Princess Court apartments are situated a short walk from Malton town centre where there are excellent shopping facilities and within easy reach of the railway and bus stations. The apartments provide a safe, independent living environment, with a 24 hour managed alarm system and intercom entry to the building. Residents must be over the age of 60. There are maintained communal gardens and recently refurbished communal areas. At third floor level there is a small roof garden.

The service charge covers the building insurance, cleaning of communal areas, maintenance of the grounds, door entry/intercom system, servicing of the lift and day to day management of the apartments.

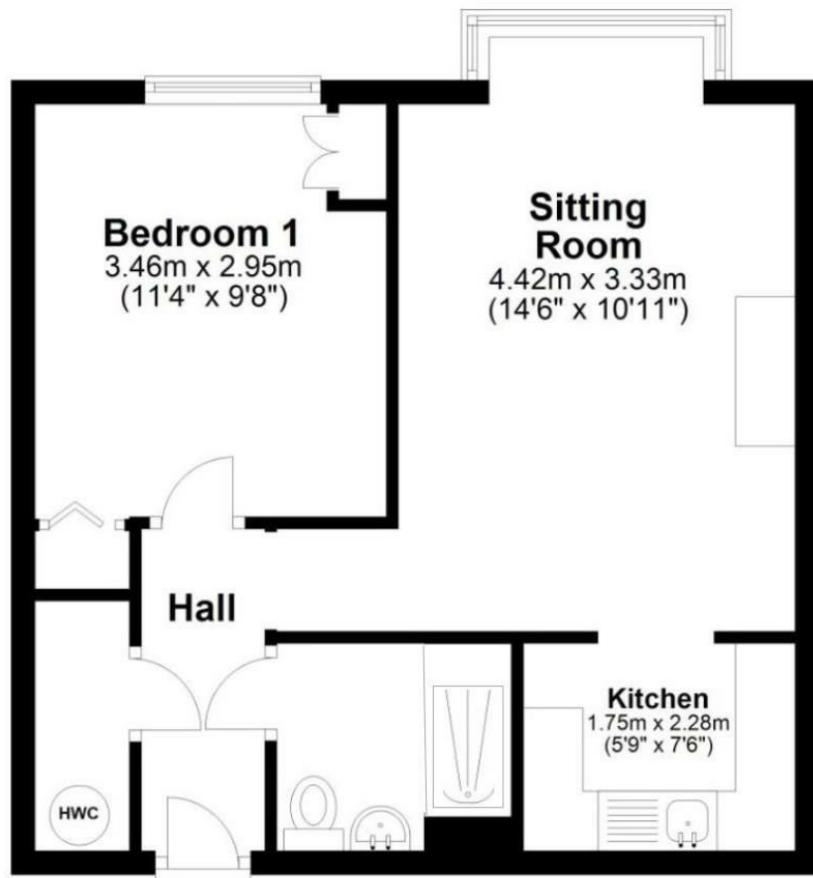
General Information



Accommodation

Ground Floor

Approx. 40.6 sq. metres (436.5 sq. feet)



Total area: approx. 40.6 sq. metres (436.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

Rounthwaite R&W Woodhead