

# Rounthwaite **R&W** Woodhead

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

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[www.rounthwaite-woodhead.com](http://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.

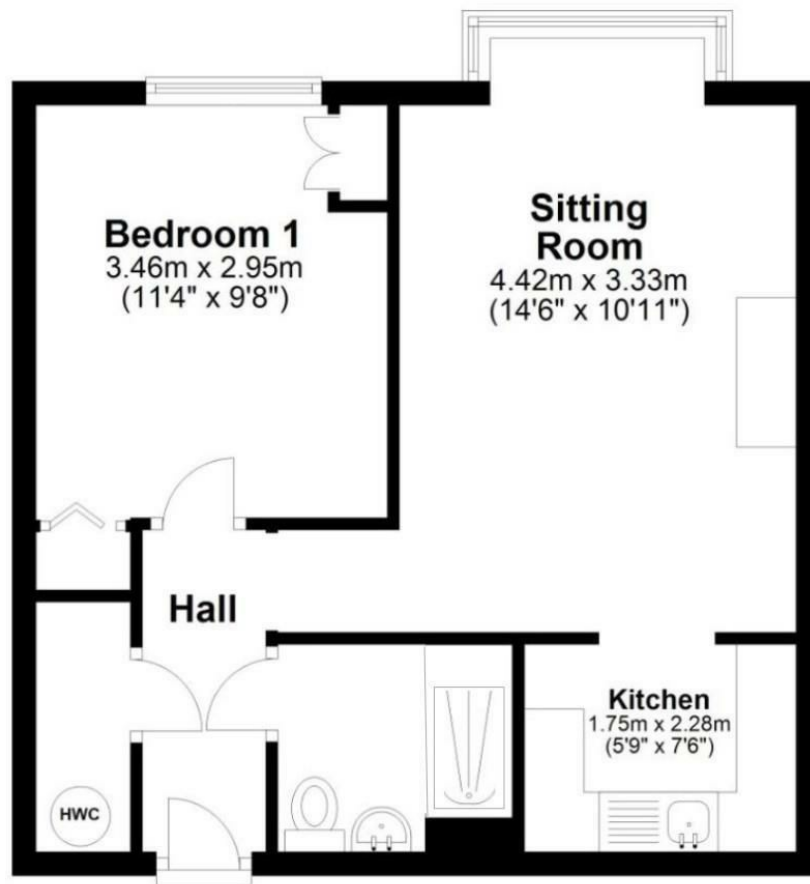
## General Information



# 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	82
England & Wales		
EU Directive 2002/91/EC		

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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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