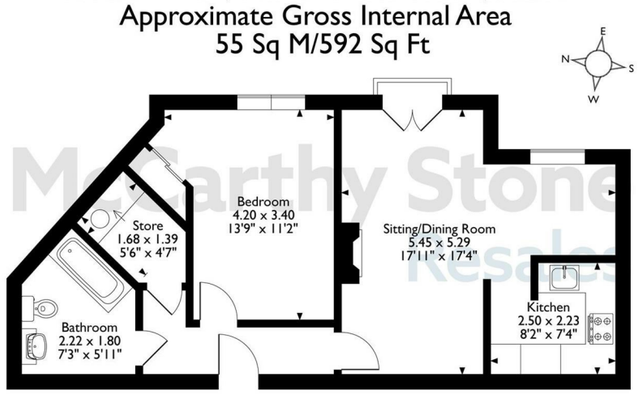
Excellent

Trustpilot

McCarthy & Stone
Resales.

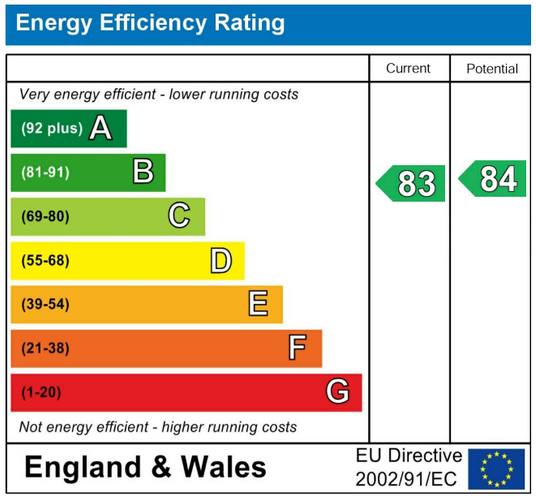
4 Hollis Court, Castle Howard Road, Malton
Approximate Gross Internal Area
55 Sq M/592 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







4 Hollis Court

Castle Howard Road, Malton, YO17 7AD

1 | 1 | Council Tax Band: B

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

Asking price £160,000
Leasehold

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

Why you'll love living here:

- First floor apartment
- No onward chain
- Guest Suite for visiting family & friends
- Lovely Landscaped Gardens
- Communal Lounge where social events take place
- House Manager on-site during office hours
- 24-hour Emergency call system + Secure entry system
- Energy efficient
- Part exchange available

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

4 Hollis Court, Malton

1 | 1 | Asking price £160,000

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 that can assist with service charges or living costs.
• 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

Summary

Hollis Court is a sought-after McCarthy & Stone development of 49 one and two-bedroom retirement apartments, exclusively for the over 60s. Residents benefit from a dedicated House Manager, a 24-hour emergency call system and a welcoming community atmosphere.

At Hollis Court you'll also find a stylish communal lounge – the heart of the development – where homeowners come together to enjoy coffee mornings, events and relaxed conversations with friends, family and neighbours. For visiting family and friends, a beautifully presented guest suite is available, offering them a comfortable and convenient place to stay, while giving you the pleasure of welcoming loved ones right on your doorstep.

Perfectly positioned on Castle Howard Road, the development is just a short distance from Malton town centre with its independent shops, cafés, and traditional market square. Excellent transport links are close by, with bus and rail services from Malton to York, Leeds, Scarborough, Whitby and beyond.

Entrance Hall

The front door, with spy hole for security, opens into a spacious entrance hall where the 24-hour emergency response system is conveniently located. The hallway offers a large storage room with shelvingcupboards and features illuminated light switches, a smoke detector, and a door entry system with intercom. From here, doors lead to the living room, bedroom, and shower room.

Living Room

A bright and spacious living room with a feature double-glazed French door opening onto a Juliet balcony, allowing plenty of natural light to flood the space. The room includes fitted carpets, two ceiling lights, raised power sockets, TV and telephone points with space for dining table and chairs. An open-plan layout leads seamlessly into the kitchen, creating a sociable and practical living space.

Kitchen

A modern, fully fitted kitchen with tiled flooring, stainless steel sink and mono block lever tap. Features include a built-in oven, ceramic hob with extractor hood, integrated fridge and freezer, and undercounter dishwasher.

Bedroom

A bright and generously sized double bedroom featuring a mirror-fronted fitted wardrobe providing ample hanging and storage space. Additional benefits include a TV point and telephone point.

Bathroom

A fully tiled bathroom featuring a contemporary suite, including a bath with shower over, WC, vanity unit with inset sink and overhead mirror, and a heated towel rail.

Service Charge (breakdown)

• Cleaning of communal windows
• 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

The annual service charge is £2,618.37 for financial year ending 31st March 2027.
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 House Manager.

Car Parking (Permit Scheme)

Parking is available by allocated space, subject to availability. The annual fee is typically £250, though this may vary between developments. Spaces are offered on a first-come, first-served basis, and availability can be confirmed with the House Manager on site.

Lease Information

125 years from 1st Jan 2011
Ground rent: £425 per annum
Ground rent review: 1st Jan 2026

Additional Information

• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage
• Guest suite













