Excellent

Trustpilot

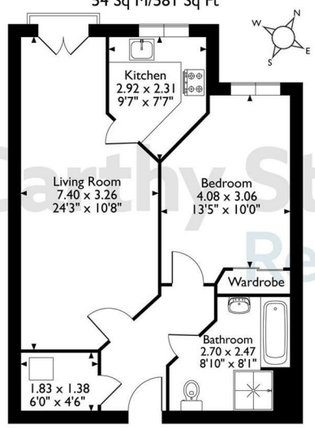
McCarthy & Stone
Resales.







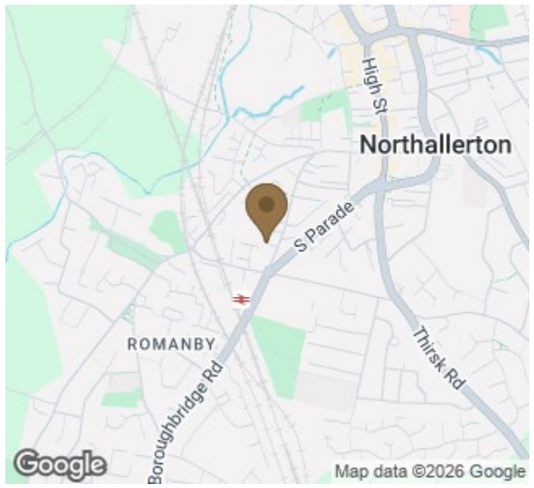
48, Malpas Court, Northallerton
Approximate Gross Internal Area
54 Sq M/581 Sq Ft

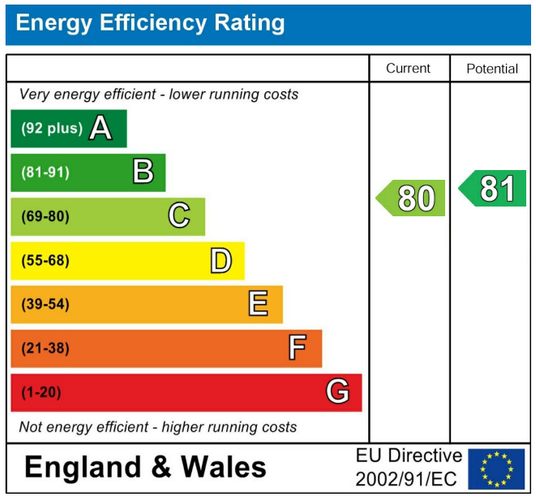


Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy Stone
Resales





48 Malpas Court

Malpas Road, Northallerton, DL7 8TG

1 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 48 Malpas Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £50,000
Leasehold

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

Why you'll love living here:

- Spacious Second-Floor One-Bedroom Retirement Apartment
- Juliet Balcony Overlooking Beautifully Maintained Communal Gardens
- Bright and Spacious Lounge with Feature Electric Fireplace
- Separate Fitted Kitchen with Integrated Appliances
- Generous Double Bedroom with Mirrored Fitted Wardrobes
- Fully Tiled Bathroom with Level-Access Shower and Separate Bath
- Useful Walk-In Storage/Airing Cupboard
- Secure Door Entry System and 24-Hour Emergency Call Facilities
- Excellent Communal Facilities Including Restaurant and Homeowners' Lounge
- On-Site Estate Manager and Landscaped Communal Gardens

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

48 Malpas Court, Northallerton

1 | 1 | Asking price £50,000

Development Overview
Malpas Court is a welcoming McCarthy & Stone Retirement Living PLUS development in the desirable market town of Northallerton, offering 50 thoughtfully designed one and two-bedroom apartments exclusively for those aged 70 and over.

Residents enjoy a friendly, sociable community with a homeowners' lounge, daily table-service restaurant, function room, landscaped gardens and guest suite for visiting family and friends (additional charges apply). An on-site Estate Manager and 24-hour emergency call system provide additional reassurance while supporting independent living.

Conveniently located close to Northallerton's shops, cafés, restaurants and supermarkets, the development also benefits from excellent transport links, including direct rail services to York, Newcastle and London.

Experience independent retirement living with comfort, companionship and peace of mind. Contact us today to arrange your viewing and discover all that Malpas Court has to offer.

Apartment Overview
Enjoying delightful views across the beautifully maintained communal gardens, this spacious second-floor, one-bedroom retirement apartment offers comfortable, low-maintenance living with the added charm of a Juliet balcony.

The bright and inviting lounge features French doors opening onto the Juliet balcony, a feature electric fireplace and ample space for dining. A separate fitted kitchen includes an eye-level oven, ceramic hob, integrated fridge/freezer and electrically operated window.

The generous double bedroom benefits from mirrored fitted wardrobes and additional storage, while the fully tiled bathroom features both a level-access shower and separate bath, vanity unit and heated towel rail.

The entrance hallway provides a useful walk-in storage/airing cupboard, secure door entry system and 24-hour emergency call facilities for added peace of mind.

Allocated parking may be available subject to availability and an additional annual charge.

Offering generous accommodation, attractive garden views and the reassurance of retirement living at Malpas Court, this apartment is well worth viewing.

Social Lifestyle
The Communal Lounge is at the heart of the community at Malpas Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of Malpas Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

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.

Service Charge
What your service charge pays for:
- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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 Estate Manager.

Service Charge: £10,787.73 per annum (up to financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold
Lease|: 125 years from 2011
Ground Rent £435 per annum
Ground rent review 31st December 2031

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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













