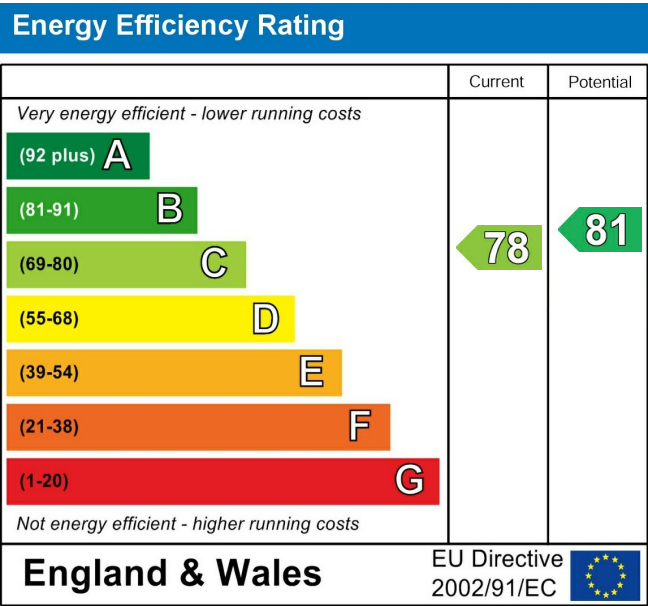
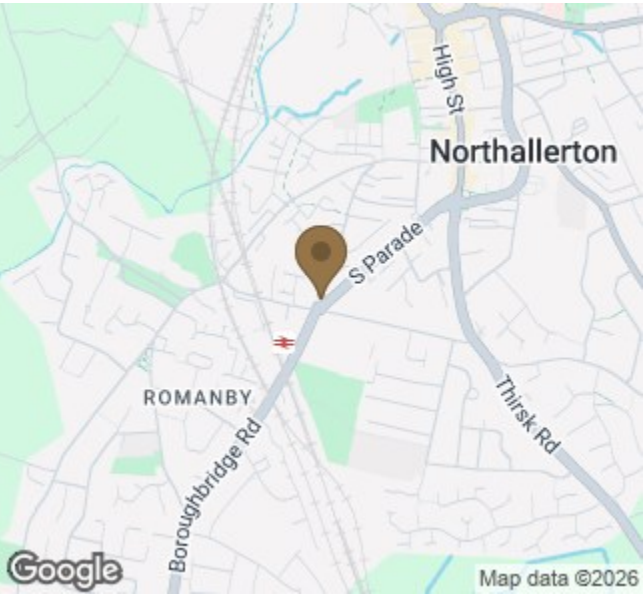
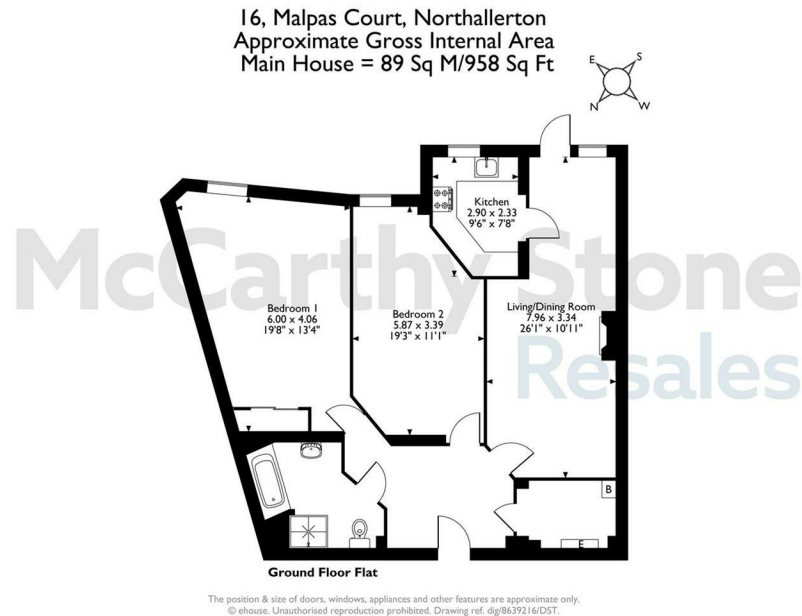




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered in England and Wales No. 10716544



16 Malpas Court

Malpas Road, Northallerton, DL7 8TG

2 Council Tax Band: D

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

Asking price £80,000
Leasehold

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

Why you'll love living here:

- Larger-than-average two-bedroom apartment
- Ground floor with private patio
- Spacious bright and airy lounge
- Separate modern fitted kitchen
- Main bedroom with fitted wardrobes
- Flexible second bedroom or study
- Level-access shower and separate bath
- Useful walk-in storage cupboard
- 24-hour emergency response system
- Parking available subject to availability

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

16 Malpas Court, Northallerton

2

1

Asking price £80,000

Development Overview
Malpas Court is a welcoming McCarthy Stone Assisted Living development for the over 70s, designed to offer comfortable, independent living with additional support close at hand.

Residents can enjoy beautifully maintained communal areas, including a homeowners' lounge, landscaped gardens and an on-site restaurant serving freshly prepared lunches. There is also a guest suite for visiting family and friends, while an Estate Manager and 24-hour emergency call system provide added reassurance.

Situated in the attractive market town of Northallerton, Malpas Court is conveniently placed for a wide range of shops, supermarkets and local amenities, with excellent bus and rail connections to York, Newcastle, London and beyond.

Apartment Overview
A spacious and well-presented two-bedroom ground-floor apartment, offering generous accommodation and the added benefit of a private patio area.

The welcoming entrance hall provides access to a useful walk-in storage/airing cupboard and features an apartment security entry system, illuminated light switches and the 24-hour emergency response system.

The bright and airy lounge provides plenty of space for both relaxing and dining, with an attractive feature electric fireplace and patio doors opening directly onto the private patio. A partially glazed door leads through to the separate modern kitchen, which is fitted with a range of units, an eye-level oven, ceramic hob, extractor hood and integrated fridge/freezer. An electrically operated window provides additional natural light and ventilation.

The main bedroom is a generous double and benefits from mirrored fitted wardrobes, while the spacious second bedroom offers excellent flexibility and could equally be used as a dining room, guest bedroom, study or hobby room.

The fully tiled bathroom is particularly well equipped, featuring both a level-access shower and separate bath, WC, vanity unit with wash basin, heated towel rail and slip-resistant flooring.

A photograph of a modern kitchen with light-colored wooden cabinetry, a dark countertop, and a stainless steel sink. A window above the sink provides natural light. The McCarthy Stone logo is visible in the bottom right corner.

Parking is available by allocated space, subject to availability and an annual permit fee. Prospective purchasers should check current availability and charges with the Estate Manager.

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 wonderful 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.

The Restaurant
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Malpas Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Social Lifestyle
Socialising is high on the agenda at Malpas Court and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged such as film evenings, games evenings, lunch, gardening and walking clubs - there really is something for everyone.

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

A photograph of a bright living room featuring a patterned sofa, a wooden armchair, and a fireplace. Large windows in the background offer a view of the outdoors. The McCarthy Stone logo is visible in the bottom right corner.

- 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: £14,369.49 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 length: 125 years from 2011
Ground rent: £510 per year
Ground rent review: Jan-26

Additional Information & 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 speak with our Property Consultant today.

A photograph of a bright communal dining area with several wooden tables and chairs. Large windows provide ample natural light. The McCarthy Stone logo is visible in the bottom right corner.

A photograph of a study area featuring a desk with a chair, a bookshelf, and a window. The McCarthy Stone logo is visible in the bottom right corner.

A photograph of a bedroom with a bed, a wardrobe, and bookshelves. A large rug is on the floor. The McCarthy Stone logo is visible in the bottom right corner.

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A photograph of a study area featuring a desk with a chair, a bookshelf, and a window. The McCarthy Stone logo is visible in the bottom right corner.