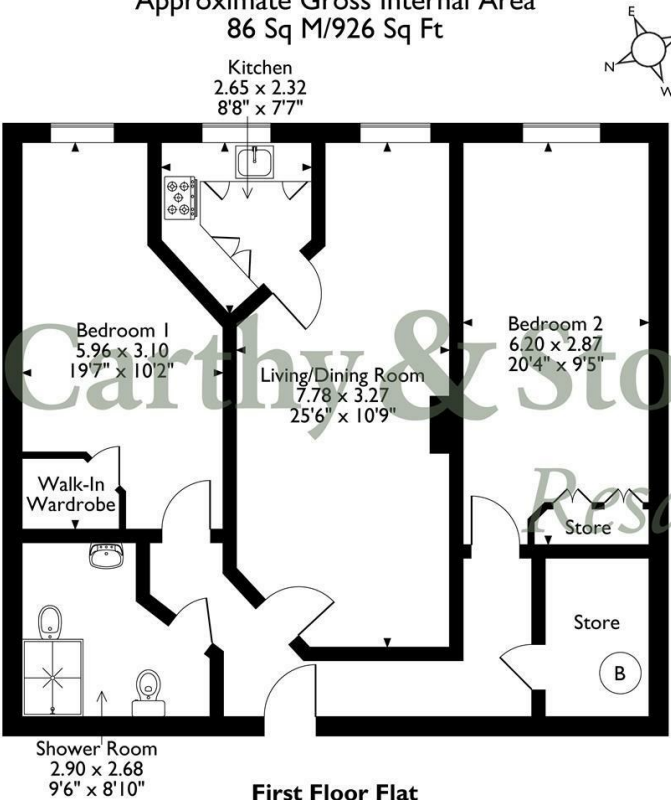


33, Malpas Court, Northallerton, North Yorkshire
Approximate Gross Internal Area
86 Sq M/926 Sq Ft



First Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

33 Malpas Court

Malpas Road, Northallerton, DL7 8TG



Asking price £119,950 Leasehold

A spacious two-bedroom, south-east-facing apartment within Malpas Court, designed for comfortable and independent retirement living for the over 70s. The property features a generous lounge, modern fitted kitchen, walk-in wardrobe and a versatile second bedroom, ideal as a dining room or study. Residents benefit from one hour of weekly domestic assistance, an on-site restaurant, homeowners' lounge, landscaped gardens, guest suite, Estate Manager and 24-hour emergency call system.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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. Please contact the Property Consultant for further information. 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 or wasted time or travel expenses. The details contained within this brochure are for information purposes only and 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 any purpose is strictly prohibited.

Malpas Road, Northallerton

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.

Summary

Malpas Court is a purpose-built development for the over 70s, offering 50 one and two-bedroom apartments designed for comfortable, independent living. Facilities include a homeowners' lounge, table-service restaurant, function room, landscaped gardens and guest suite (charges apply). Homeowners also benefit from one hour of domestic assistance each week, with an Estate Manager and 24-hour emergency call system providing added peace of mind.

Local Area

Malpas Court is an Assisted Living development in the market town of Northallerton, approximately 30 miles north of York. The town centre offers a range of high-street and independent shops, as well as three major supermarkets. Excellent bus and rail links provide convenient travel to York, Newcastle, London and beyond.

Entrance Hall

Front door with spy hole opens into a spacious entrance hall with an intercom entry system, illuminated light switches, smoke detector and 24-hour Tunstall emergency pull cord. A walk-in storage/airing cupboard is provided, with doors leading to the living room, bedrooms and bathroom.



Lounge

Spacious south-east-facing lounge with a feature fireplace and surround, raised power sockets, TV and telephone points. A partially glazed door leads to the separate kitchen.

Kitchen

Modern kitchen with tiled flooring, fitted wall and base units, roll-top work surfaces and a stainless-steel sink. Integrated appliances include an eye-level oven, ceramic hob, cooker hood and fridge/freezer.

Bedroom One

South-east-facing bedroom with a full-length window, walk-in wardrobe, ceiling lights, TV and telephone points.

Bedroom Two

Spacious second bedroom, also ideal as a study or dining room, with ceiling lights, TV and telephone points.

Shower Room

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Electric shaving point, heated chrome towel rail and extractor fan. Slip resistant flooring.

Car Parking Permit Scheme- subject to availability

Parking is by allocated space, please check with the Estate Manager on site for availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis.

Service Charge (RLP)

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



2 bed | £119,950

- 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.

Annual Service Charge: £14,396.52 for the financial year ending 31/03/2027.

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

Leasehold

125 years from 1st Jan 2011
Ground rent £510 per annum
Ground rent review: 1st Jan 2026

Additional Information & Services

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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.

