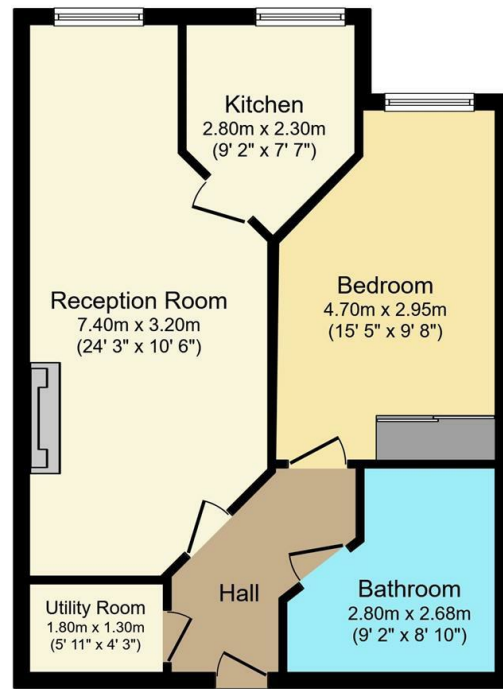


30 Malpas Court

Malpas Road, Northallerton, DL7 8TG

PRICE REDUCED

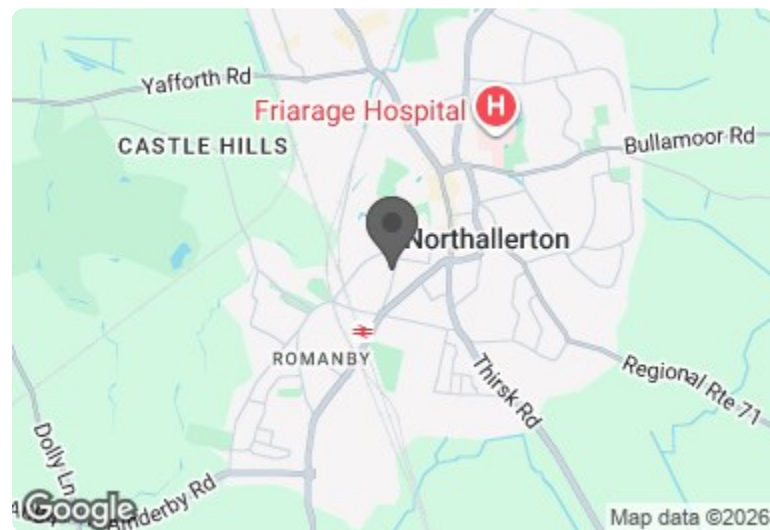


Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by www.keyagent.co.uk

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	83
(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	



PRICE REDUCTION

Asking price £85,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF MALPAS COURT - BOOK NOW!

A well presented ONE BEDROOM, Easterly facing retirement apartment located on the FIRST FLOOR. Boasting a feature Fireplace, modern fitted Kitchen and a WET ROOM with bath and separate level access shower. Situated within a MCCARTHY STONE Retirement Living Plus development within 500m of Northallerton High Street.

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 that 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.

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



Malpas Court, Malpas Road, Northallerton

1 Bed | £85,000

PRICE
REDUCED

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 speak with our Property Consultant today.

Summary

Malpas Court was built by McCarthy & Stone purpose built for assisted living for the over 70's. The development consists of 50 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring. As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration. Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room and there is a computer available to use here. Malpas Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For

peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

Local Area

Malpas Court is an Assisted Living development located in the affluent market town of Northallerton, 30 miles north of York. The town centre offers a variety of shops including many high street names as well as independent retailers including a family run department store. There are also 3 major supermarkets in Northallerton offering a wide variety of choice for residents of the town. There are good transport links by bus, with several operators providing local services in and around Northallerton plus the train station located on Boroughbridge Road offers links to Regional and National destinations including York, Newcastle and London.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and bathroom.

Lounge

Spacious lounge with ample room for dining. There is a feature electric fire with surround which acts as an attractive focal point. There are ample raised electric sockets, TV and telephone points. Partially double glazed door leads onto a separate kitchen.

Kitchen

Well equipped modern kitchen with tiled floor and a range of low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge / freezer. Electrically operated kitchen window to front aspect.

Bedroom

Double bedroom benefiting from a mirror fronted built in wardrobe. Ceiling lights, TV and phone point.

Wet room

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

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
- Intruder alarm system

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 (for financial year end 31st March 2027).

Car Parking Permit Scheme- subject to availability

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

Leasehold information

Lease length: 125 years from 2011
Ground rent: £435 per annum
Ground rent review date: Jan 2026
Managed by: YourLife Management Services

Additional Information & Services

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

