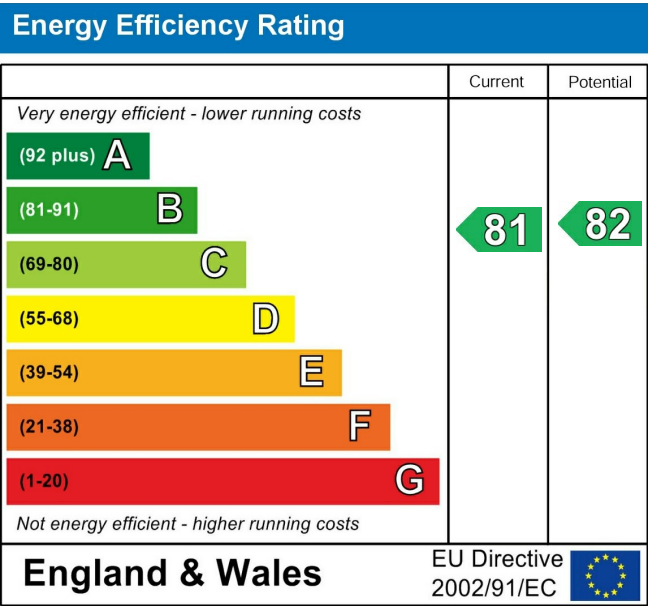
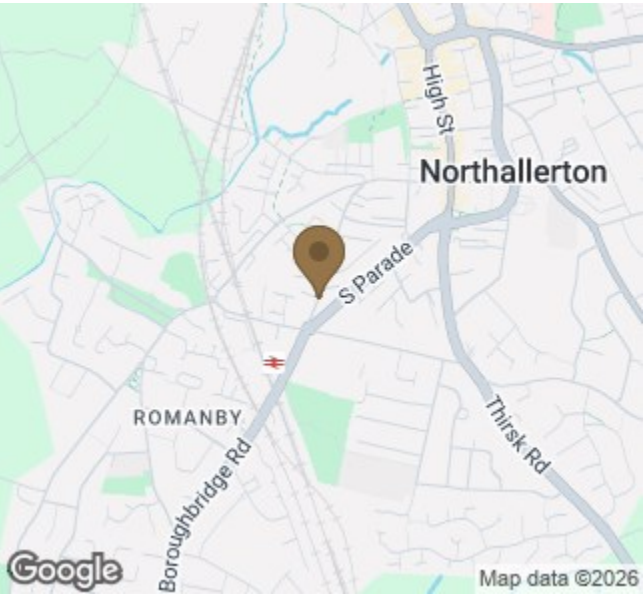
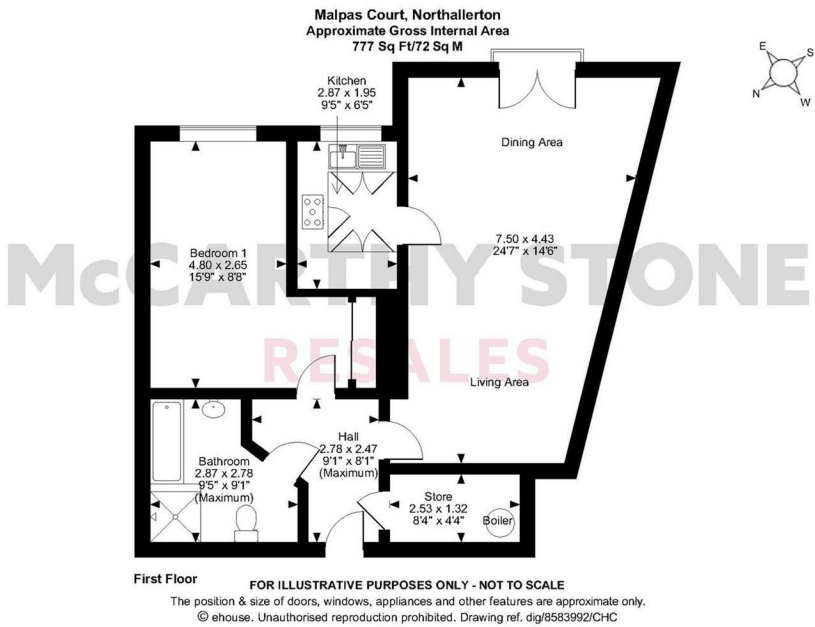




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Registered in England and Wales No. 10716544



36 Malpas Court

Malpas Road, Northallerton, DL7 8TG



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

Asking price £60,000
Leasehold

☎ 0345 556 4104

✉ resales@mccarthyandstone.co.uk

🌐 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious south-easterly facing living room
- French doors to Juliet balcony
- Separate modern fitted kitchen
- Integrated fridge and freezer
- Eye-level oven and ceramic hob
- Bedroom with fitted mirrored wardrobes
- South-easterly aspect from bedroom
- Level-access shower and separate bath
- Useful walk-in storage cupboard
- 24-hour emergency call system

McCarthy & Stone
Resales.

36 Malpas Court, Northallerton

 1 |  1 | Asking price £60,000

Development Overview

Malpas Court is a purpose-built Assisted Living development by McCarthy & Stone, designed for the over 70s and comprising 50 one and two-bedroom retirement apartments.

The development offers a welcoming homeowners' lounge, daily table-service restaurant, landscaped gardens, guest suite and function room, providing plenty of opportunities to socialise while still enjoying the privacy of your own home.

Apartments are designed with ease of living in mind, with features including waist-height ovens, walk-in showers, lever taps and slip-resistant flooring. For added peace of mind, there is an on-site Estate Manager together with a 24-hour emergency call system and personal pendant alarm.

Ideally located in the popular market town of Northallerton, residents benefit from a wide range of shops, supermarkets and local amenities. Excellent transport links are also close by, including regular bus services and Northallerton railway station, offering direct connections to York, Newcastle and London.

Apartment Overview

A well-presented apartment with a spacious entrance hall, useful walk-in storage cupboard, security door entry system and 24-hour Tunstall emergency call system.

The generous living room enjoys a south-easterly aspect, with French-style doors opening to a Juliet balcony. A glazed door leads to the separate modern kitchen, fitted with an eye-level oven, ceramic hob, cooker hood and integrated fridge/freezer.

The bedroom also benefits from a south-easterly aspect and fitted mirror-fronted wardrobes.

The fully tiled bathroom includes both a level-access shower and panelled bath, WC, vanity unit, heated towel rail and slip-resistant flooring.

Further features include raised electrical sockets, double glazing and emergency pull cords for added peace of mind.

Care & Support

Sometimes, a little extra help is all you need to allow you to stay active, to do the things you want to do and feel part of the

community. That's why at Malpas Court we offer the services of a brilliant domestic and personal care team onsite each day. They can help make every day living a little bit easier and more enjoyable.

They can help with things like:

- General cleaning or changing the bed
- Meal planning and preparation
- Bathing, showering and continence support
- Help with medication
- Shaving and grooming/hair and makeup
- Personal shopping and dog walking

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

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.

Additional Information & Services

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

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
- 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 31/03/27).

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

Leasehold

125 years from Jan 2011

Ground rent: £435 per annum

Ground rent review date: Jan 26

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.

