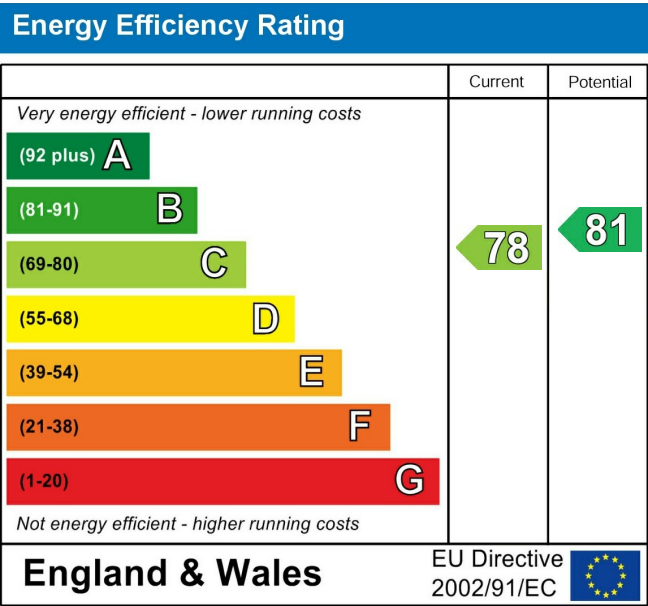
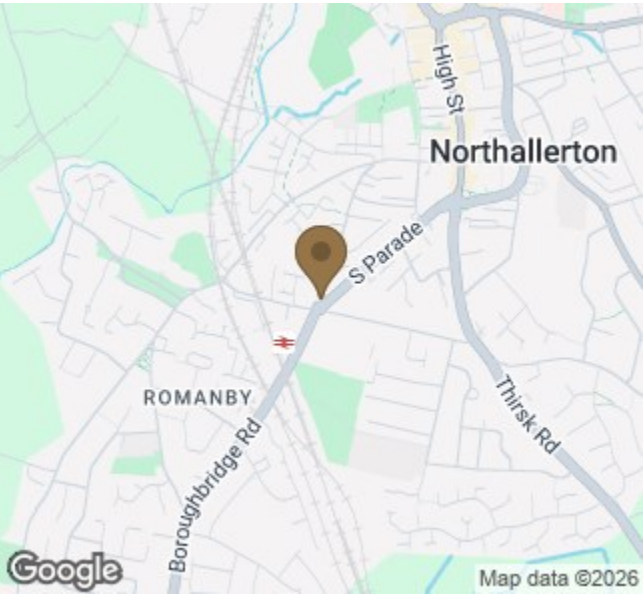
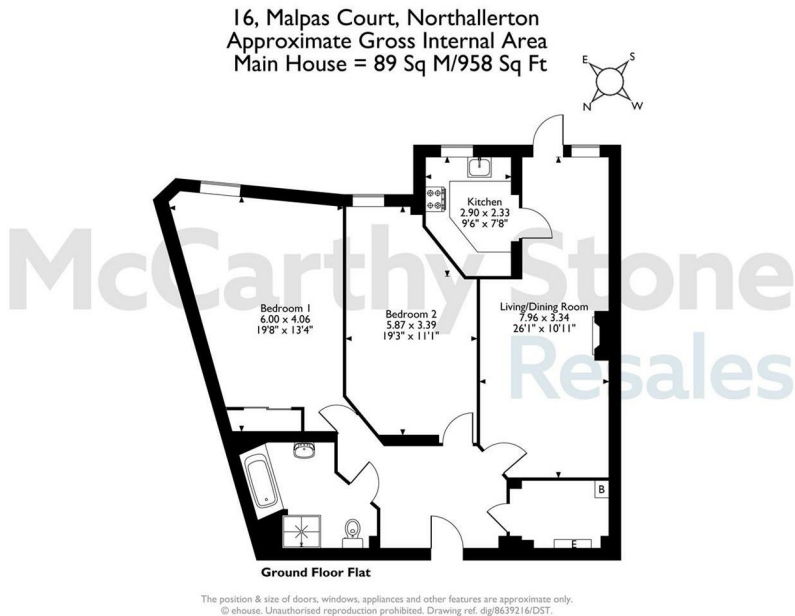




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Registered in England and Wales No. 10716544



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 £130,000
Leasehold

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Why you'll love living here:

- Camera door entry system
- Estate Manager / 24 hour on-site staffing
- Waitress service restaurant
- Domestic assistance (1hr per week included in service charge)
- Extra care packages available by arrangement
- Homeowners communal lounge
- Guest suite
- Laundry room
- Mobility scooter store
- To arrange an appointment to view, please call 0345 556 4104

McCarthy & Stone
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★ Trustpilot ★★★★★ Rated Excellent

16 Malpas Court, Northallerton

 2 |  1 | Asking price £130,000

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. Doors lead to the lounge, bedrooms and bathroom.

Lounge

Bright and airy lounge with patio doors leading to private patio area. There is a feature electric fire with surround which acts as an attractive focal point in addition to ample room for dining. There are 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 One

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

Bedroom Two

Spacious second bedroom which could be used for dining. Ceiling lights. TV and phone point.

Bathroom

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

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

One hour of domestic support per week is included in the service charge at Malpas Court, with additional personal care and support available at an extra charge. This can be from as little as 15 minutes per session which can be increased to suit your needs. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estate Manager.

The service charge is £14,396.49 for financial year ending 31/03/2027.

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

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

