

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

43 HOLLIS COURT CASTLE HOWARD ROAD, MALTON, YO17 7AD



- First floor one bedroom apartment
- House Manager on-site during office hours
- 24-hour Emergency call system + Secure entry system
- Pleasant outlook across the communal gardens
- Communal Lounge for residents and guests

PRICE GUIDE £105,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Hollis Court was constructed by and is managed by Macarthy & Stone. The impressive building is situated at the foot of Castle Howard Road, a short walk from Malton's Market Place and Town Centre and is a highly desirable area of the town. Malton offers an excellent range of local amenities together with a good variety of shops and transport links. The railway station provides connections to the East Coast and the Intercity service at York and there is a regular bus service east and west.

43 Hollis Court is situated on the first floor (accessible by a lift) with a French balcony overlooking the communal gardens. The accommodation is well equipped with a modern kitchen with integrated appliances which flows through to the living/sitting room, a double bedroom with fitted wardrobes and a bathroom suite.

There are various communal facilities at Hollis Court including the entrance and lounge area. There is a laundry and guest accommodation along with lovely communal gardens.

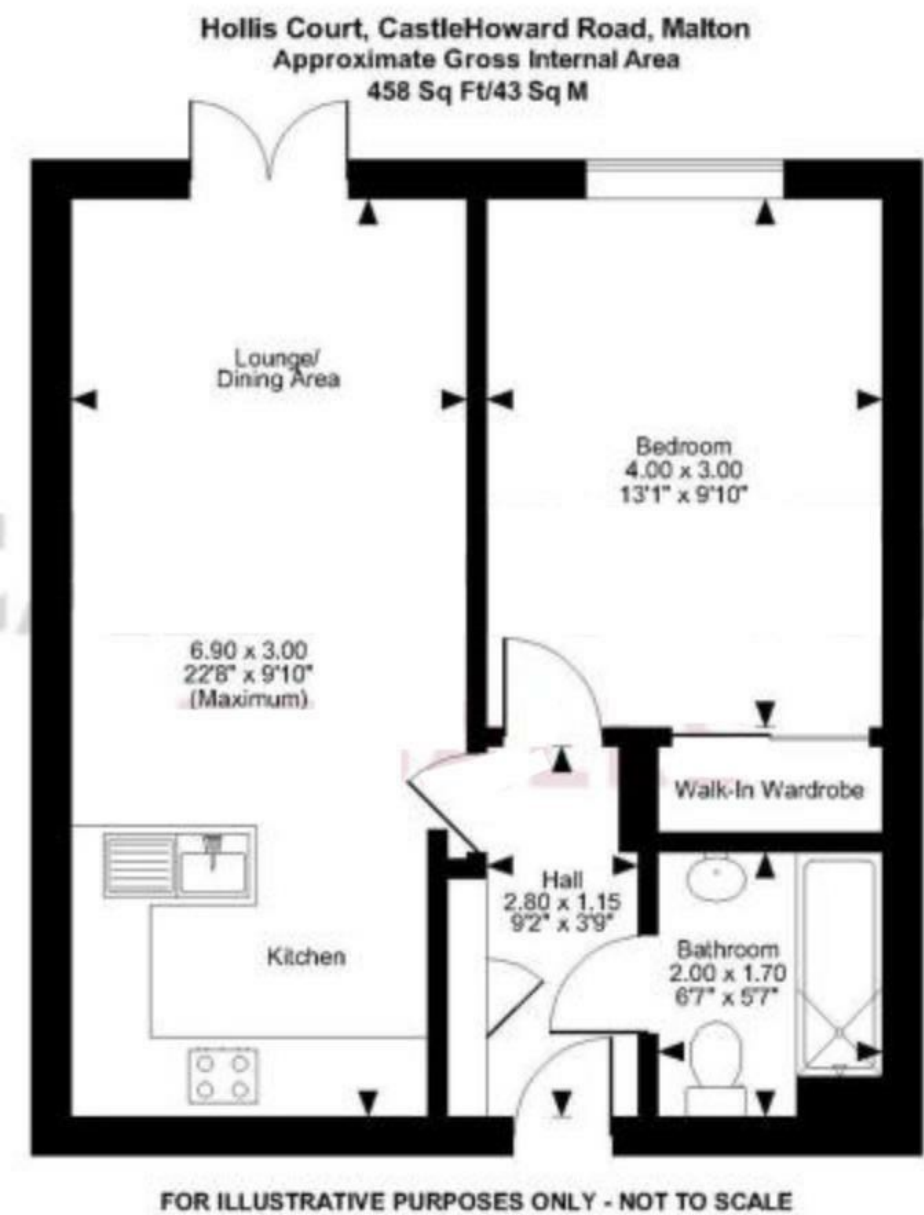
For safety and security, there is an intercom entry system for guests and alarm cords within the apartment.

General Information

Services:	Mains water and electricity. Connection to mains drainage.
Tenure:	We are informed the property is Leasehold. 125 years from 2011. Current ground rent £425 pa.
Service Charge:	Monthly service charge £194.45 - covering communal facilities, maintenance and the site manager.
Viewing:	Strictly by appointment with the Agents Rounthwaite & Woodhead 53 Market Place, Malton. Tel: 01653 600747
Council Tax:	We are informed that the property lies in band B.



Accommodation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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