

# Rounthwaite **R&W** Woodhead

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



**7 PRINCESS COURT, MALTON, YO17 7HL**

**Entrance Hall**

**Two Bedrooms**

**Lift**

**Living Room**

**Shower Room**

**Communal Gardens and**

**Kitchen**

**Heating & Double Glazing**

**Grounds**

**Parking**

**PRICE GUIDE £95,000**

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

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk) [www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

7 Princess Court comprises a 2 bedroom first apartment adjacent to the landing and lift. The views from the sitting room are to the west over the carpark, the Meeting House gardens, and distant rooftops across Malton. Both St Leonards Church spire and St Michael's Church in the Market Place can also be seen.

The accommodation which benefits from an attractive fitted kitchen with adjacent dining area and a quality shower room. There are two bedrooms, and both decoration and carpets are in good order. The service charge covers the building insurance and cleaning of communal areas and the Estate Manager covers the day to day management and is on site several times a week. There is a communal roof garden and occasional guest accommodation.

The Princess Court Apartments are situated a short walk from Malton's Town Centre where there are excellent shopping facilities and is within easy reach of the Railway and Bus Stations. The apartments provide a safe environment with an alarm service and intercom entry. Residents must be over the age of 60.

## General Information

Services: Mains, water and electricity. Connection to mains drainage.

Tenure: Leasehold – 99 Year Lease from 1985.

Service Charge: from £285.96 per month.

Viewing: Strictly by appointment with the Agents: Rounthwaite & Woodhead, 53 Market Place, Malton YO17 7LX

Tel: 01653 600747

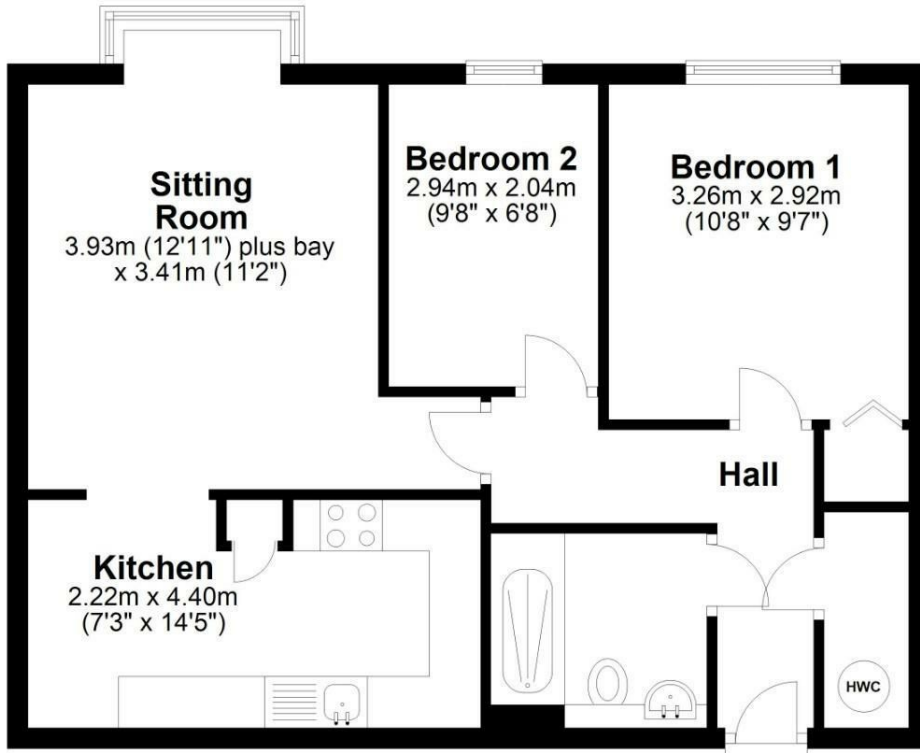
Council Tax: We are informed that the property lies in band 'B'.



# Accommodation

## Ground Floor

Approx. 54.0 sq. metres (581.8 sq. feet)



Total area: approx. 54.0 sq. metres (581.8 sq. feet)

**7 Princess Court, Malton**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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