



23 Malpas Court
Northallerton, DL7 8TG

youngsRPS 

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Guide Price: £110,000

- Well-laid out, impressive 1 bedroom Retirement Apartment
- Delightful aspect overlooking gardens to the rear
- An assisted living development managed by McCarthy & Stone. Domestic assistance included in the service charge
- Communal sitting room, restaurant laundry & gardens
- Guest-Suite available
- Parking available



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ACCOMMODATION

An impressive one bedroom retirement apartment, situated on the first floor of this Assisted Living development constructed by McCarthy & Stone. Apartment 23 is well - presented throughout & has recently been redecorated. The hallway has a secure entry system & practical storage cupboard. This leads through to a Lounge/ Dining Room which has a Juliet balcony overlooking the attractive communal gardens below. The well - equipped Kitchen has an integrated fridge & freezer, built-in electric oven & halogen hob although there is also a restaurant on the ground floor of the development which offers catered meals. The apartment has a spacious double bedroom & luxurious wet room with both an easy access shower & white panel bath.

The Malpas Court Development offers an excellent Retirement facility for the over 70's looking for assisted living. There are lifts available to all floors, a communal sitting room, Guest Suite & laundry. Car parking space is also available. A House Manager is available at specified hours & there is also an emergency call system which links to a central switchboard 24 hours a day 365 days a year. Residents also benefit from domestic assistance for one hour per week which is included within the service charge.

LOCATION Malpas Court is ideally located within easy reach of Northallerton which offers a wide range of shops and amenities. The mainline train station is also nearby affording access to major centres.

ADDITIONAL INFORMATION

Tenure

The property is leasehold with a 125 lease from 2011.

Service Charge

Currently £673.46 per month (as at April 2022, charges to be reviewed annually) plus Ground Rent £435 per annum

Services

Mains electricity, water and drainage are connected. Electric storage heaters supply heating, hot water via pressurised electric storage cylinder.

Local Authority

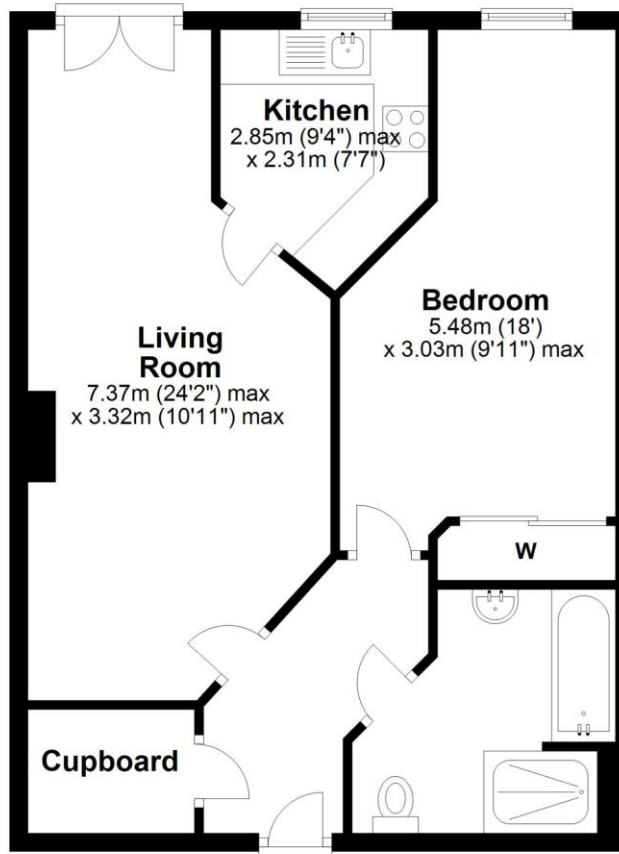
Hambleton District Council, Civic Centre, Stone Cross, Northallerton DL6 2UU
Tel. No. 01609 779977

Council Tax Band: C

Free Market Appraisal

We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Malpas Court Northallerton

Total area: approx. 56.9 sq. metres (613.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Youngs RPS by Vue3sixty Ltd

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NORTHALLERTON
General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

DARLINGTON
General: 01325 488325

darlington@youngsrps.com

SEDGEFIELD
General: 01740 617377
Land Agency: 01740 622100

sedgefield@youngsrps.com

NEWCASTLE
General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM
General: 01434 608980
Land Agency: 01434 609000

hexham@youngsrps.com

ALNWICK
General: 01665 606800

alnwick@youngsrps.com

DUMFRIES R201
General: 01387 402277

dumfries@youngsrps.com