

## 46 HOLLIS COURT CASTLE HOWARD ROAD, MALTON



**A well-positioned, first floor apartment offering spacious, two double bedroom accommodation within this popular retirement development by McCarthy & Stone.**

Entrance hall with two walk-in store cupboards, lounge diner, fitted kitchen, master bedroom, second double bedroom, bath/shower room.

Upvc double glazing & electric heating.

Attractively landscaped communal gardens & grounds.

Well-positioned with pleasant west-facing aspect.

No onward chain.

### GUIDE PRICE £210,000



Hollis Court is a well-regarded retirement development, built by McCarthy & Stone in 2011 and located in a sought-after part of Malton, just off Castle Howard Road. Number 46 is a spacious first floor apartment, which enjoys an appealing position overlooking the communal landscaped gardens, a neighbouring tennis court and countryside beyond. The apartment is conveniently located just a short distance from the lift and is immaculately presented throughout.

Approached via a communal entrance hall, from where there is a lift to all floors, the property benefits from upvc double glazing and electric heating. The accommodation comprises entrance hall with two large, walk-in store cupboards, double aspect lounge diner with Juliet balcony, fully equipped kitchen, two double bedrooms, and a spacious bathroom with separate walk-in shower. For peace of mind there is a 24-hour emergency call system and a comprehensive fire detection system in place.

Shared features within Hollis Court include a homeowner's lounge and kitchen, guest suite, laundry room, mobility scooter store and a House Manager. Constructed of attractive stone elevations under a slate roof, the building is set within well maintained communal gardens and grounds and parking is available on site via a permit scheme.

Hollis Court is located off Castle Howard Road, a well-regarded, leafy residential road within easy reach of the town centre. Malton is a popular and well-served market town located approximately 18 miles north of York and has in recent years gained a reputation as Yorkshire's food capital. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within Malton, including a variety of eateries, independent and high street retailers and leisure facilities.



## **ACCOMMODATION**

### **ENTRANCE HALL**

Intercom entry phone. Coving. Dimplex radiator. Fitted cupboard housing the open vented mains pressure hot water cylinder.

### **LOUNGE DINER**

5.4m x 3.4m (17'9" x 11'2")

A bright and airy double aspect room with casement window to one side and Juliet balcony overlooking the gardens. Feature fireplace with remote controlled electric fire. Coving. Television point. Telephone point. Dimplex radiator.



## KITCHEN

2.7m x 1.7m (8'10" x 5'7")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit, and range of integrated appliances including a four-ring hob with extractor hood, electric fan-assisted oven, fridge and freezer. Dishwasher point. Tiled floor. Casement window overlooking the gardens.



## BEDROOM ONE

4.3m x 3.2m (14'1" x 10'6")

Fitted wardrobe. Television point. Casement window overlooking the gardens. Dimplex radiator.



## BEDROOM TWO

4.3m x 2.7m (14'1" x 8'10")

Loft hatch. Telephone point. Casement window overlooking the gardens. Dimplex radiator.



## BATH & SHOWER ROOM

2.9m x 1.8m (9'6" x 5'11")

White suite comprising bath, walk-in shower cubicle, wash basin in vanity unit and low flush WC. Fully tiled walls. Tiled floor. Extractor fan. Wall-mounted electric fan heater. Heated towel rail.





## STORE ROOM

2.9m x 1.2m (9'6" x 3'11")

With fitted shelving, hanging rail, consumer unit and electric meter. Bespoke fitted drinks cabinet.

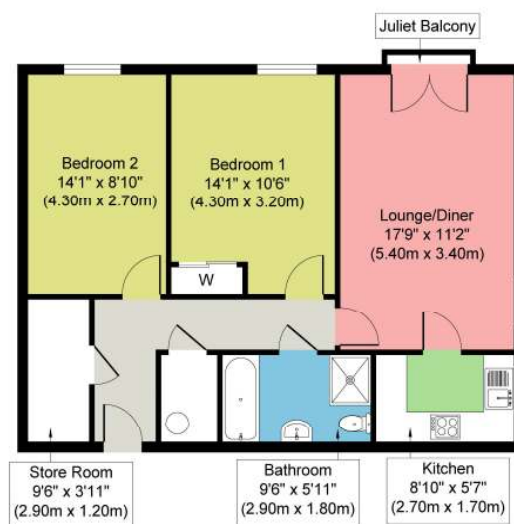
## OUTSIDE

All properties at Hollis Court have access to well-maintained communal gardens and grounds.



## GENERAL INFORMATION

- Services: Mains water, electricity and drainage.  
Council Tax: Band: C (Ryedale District Council).  
Tenure: The property is understood to be Leasehold. 125 years from 1<sup>st</sup> January 2011.  
Service Charge: £276.45 per calendar month. (covers items such as buildings insurance, water rates, laundry facilities, window cleaning, gardening, lift maintenance and cleaning of common areas)  
Ground Rent: £495 per annum.  
EPC Rating:  
Post Code: YO17 7AD  
Viewing: Strictly by prior appointment through the Agent's office in Malton.



First Floor  
Approximate Floor Area  
736 sq. ft  
(68.40 sq. m)

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.