



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

A South facing well presented one bedroom apartment (for the over 60s)

Spacious Hallway

Shower Room

Communal Areas

Kitchen

Double Bedroom

Communal Grounds

Living Room

Electric Heating

EPC Rating B

PRICE GUIDE £120,000

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

Email: malton@rounghwaite-woodhead.co.uk www.rounghwaite-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.

31 Hollis Court is situated on the first floor (accessible by a lift) with a southerly aspect and French balcony enhancing the living room. The accommodation is well equipped with a modern kitchen, a sitting room, a large shower room and a double bedroom with fitted wardrobes.

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

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

General Information

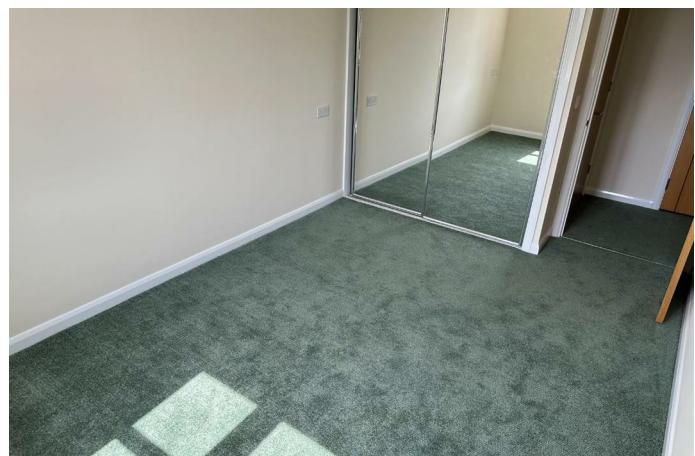
Services: Mains water and electricity. Connection to mains drainage.

Tenure: We are informed the property is Leasehold. 125 years from 2011. Current ground rent £425 pa.

Service Charge: £2,211.72 per annum - covering communal facilities, maintenance and the site manager.

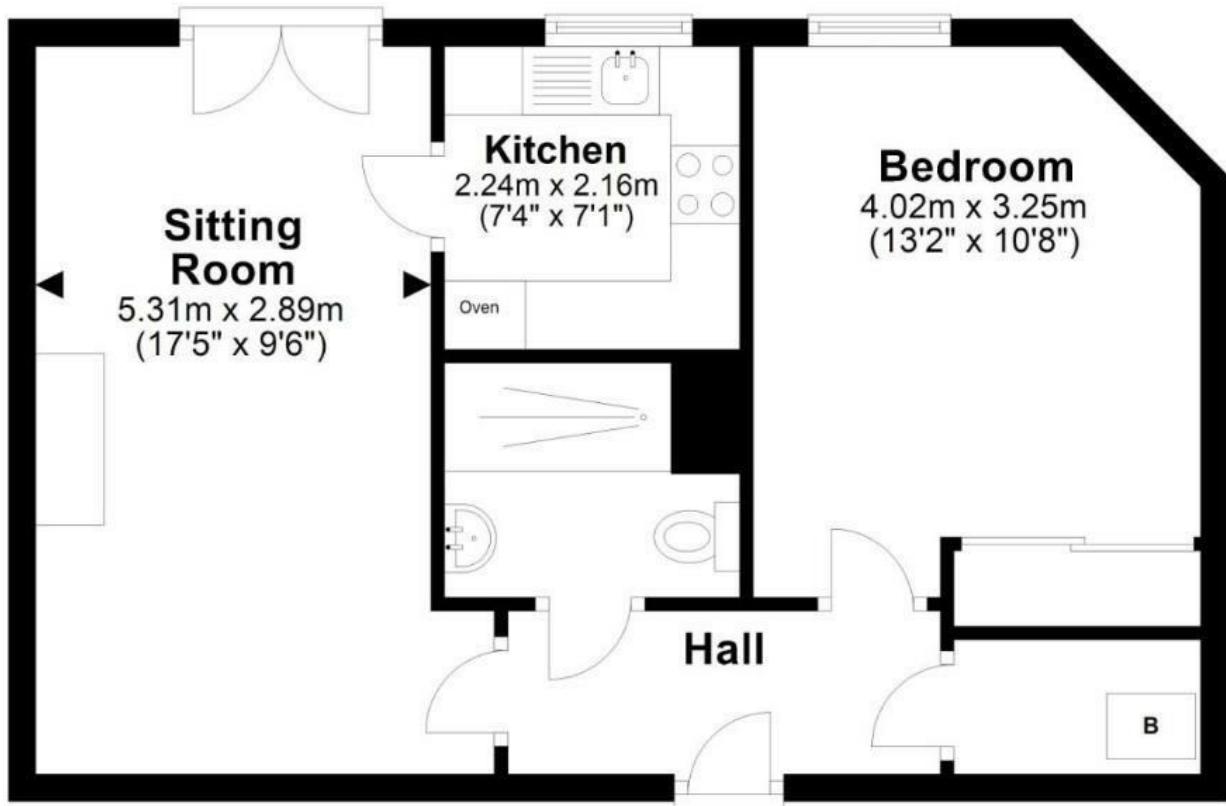
Viewing: Strictly by appointment with the Agents
Rounthwaite & Woodhead
53 Market Place, Malton. Tel: 01653 600747

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



Accommodation

Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 44.7 sq. metres (480.8 sq. feet)

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



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

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

Rounthwaite R&W Woodhead