

# Rounthwaite R&W Woodhead

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



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

**A special 2 bedroom apartment with french doors opening to the gardens.**

**Entrance Hall**

**Modern Shower Room**

**Electric Heating**

**Lounge/Diner**

**Tasteful Decor**

**Lift**

**Modern Kitchen**

**Access To Communal Gardens**

**Intercom Entry**

**2 Bedrooms**

**Car Parking**

**PRICE GUIDE £107,500**

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

Number 31 is a unique property in Princess Court - the lounge opens to the gardens which is a special feature and major attraction. The accommodation is in immaculate decorative order throughout and has been fitted and equipped to a high standard. The kitchen is fully integrated and has modern units and the walk in shower room also has modern white fittings and a fitted seat within the shower cubicle.

The Princess Court apartments are situated a short walk from Malton town centre where there are excellent shopping facilities and within easy reach of the railway and bus stations. The apartments provide a safe, independent living environment, with a 24 hour managed alarm system and intercom entry to the building. Residents must be over the age of 60. There are maintained communal gardens and communal area to the ground floor together with a roof garden.

The service charge covers the building insurance, cleaning of communal areas, maintenance of the grounds, door entry/intercom system, servicing of the lift and day to day management of the apartments.

## General Information

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

Tenure: Leasehold: 99 year lease from 1985.

Service Charge: £254.05 per calendar 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'.

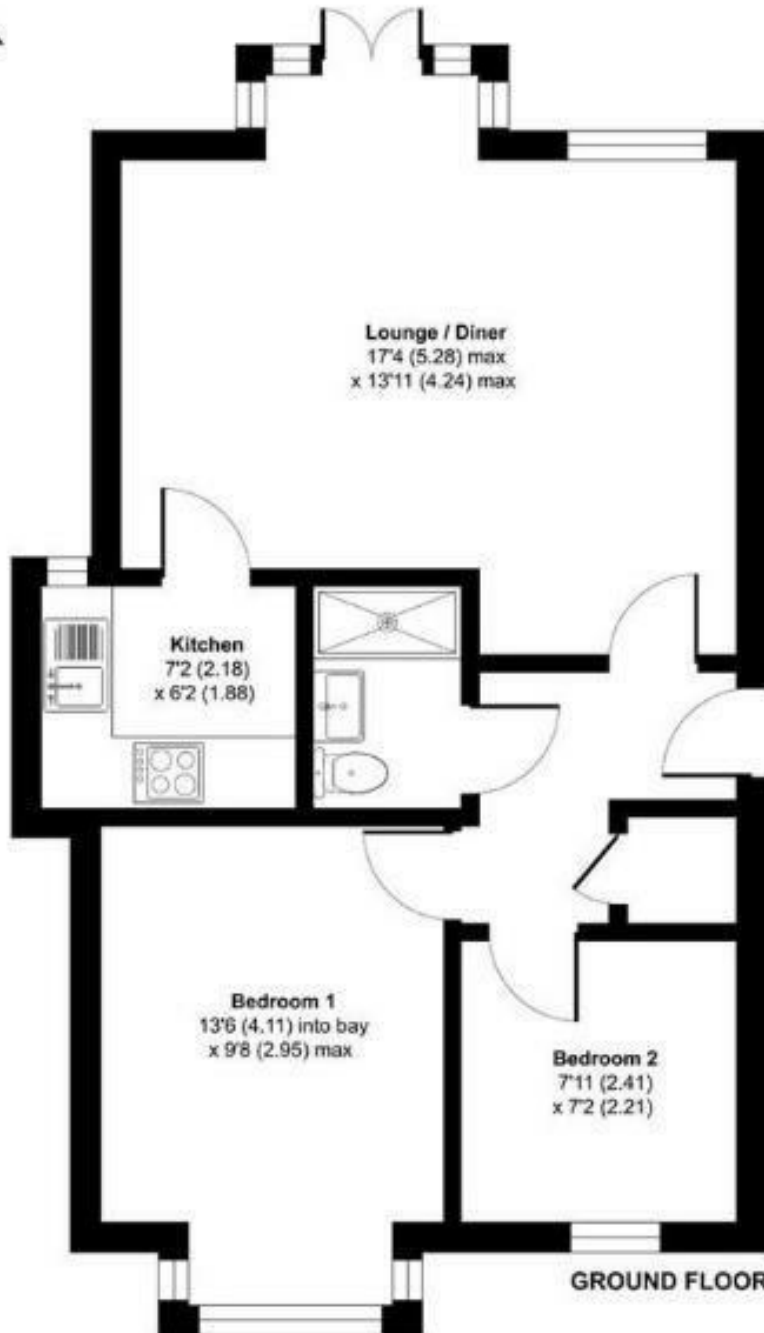




# Accommodation

Approximate Area = 567 sq ft / 53 sq m

For identification only - Not to scale



## 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>                            |         |           |
| (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 |         |           |
|                                             | 66      | 75        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current | Potential |
|-----------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO2 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 CO2 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](http://www.rounthwaite-woodhead.com)

Rounthwaite **R&W** Woodhead