

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515

## 20 Princess Court, Princess Road, Malton, North Yorkshire, YO17 7HL Guide price £125,000

20 Princess Court is situated on the second floor and is offered with no onward chain, double glazed throughout and alarm pulls in every room.

Princess Court is situated a short walk from the town centre, where there are an excellent range of shopping facilities and the railway and bus station are both within easy reach. The apartments collectively provide a safe environment with alarm service and intercom entry. There are both communal areas to the interior of the building as well as maintained attractive communal gardens and a roof garden to the third floor. In addition, there is car parking for guests and residents and a resident managing agent.

Malton is a beautiful market town offering a range of local facilities including independent shops, pubs, excellent schooling and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the east coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

EPC Rating C



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



**ENTRANCE HALLWAY**

Door to front aspect, night storage heater, power points, loft access.

**SITTING ROOM**

14'1" x 10'2" (4.31m x 3.12m)

Window to rear aspect, coving, textured ceiling, night storage heater, power points, TV point, telephone point, wall lights and intercom entry.

**KITCHEN**

7'10" x 5'10" (2.40m x 1.80m)

Window to rear aspect, range of wall and base units with roll top surfaces, tiled splashback, power points, freestanding electric cooker, space for under counter fridge or freezer, space for washer dryer, stainless steel sink and drainer.

**BEDROOM ONE**

10'9" x 10'5" (3.30m x 3.18m)

Bay window to rear aspect, night storage heater, power points, TV point.

**BEDROOM TWO**

9'4" x 7'1" (2.87m x 2.17m)

Window to side aspect, power points.

**BATHROOM**

Panel enclosed bath, wash hand basin with pedestal, low flush WC, part tiled walls, extractor fan, electric towel rail, wall hung mirror, shaver point, wall hung cabinet.

**COMMUNAL AREAS**

There is Intercom entry, a lift, alarm service and occasional guest accommodation, laundry drying room on the ground floor, communal gardens and grounds including a roof garden/terrace, residents and visitor car parking.

**TENURE**

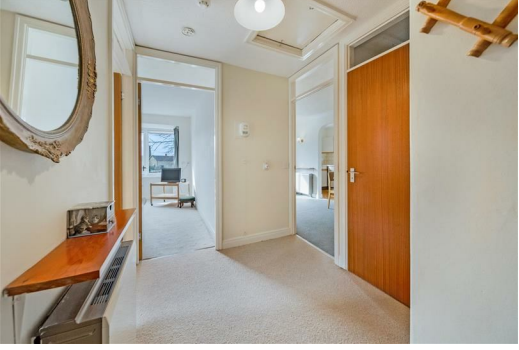
We are informed the property is leasehold.

**COUNCIL TAX BAND B**

**SERVICES**

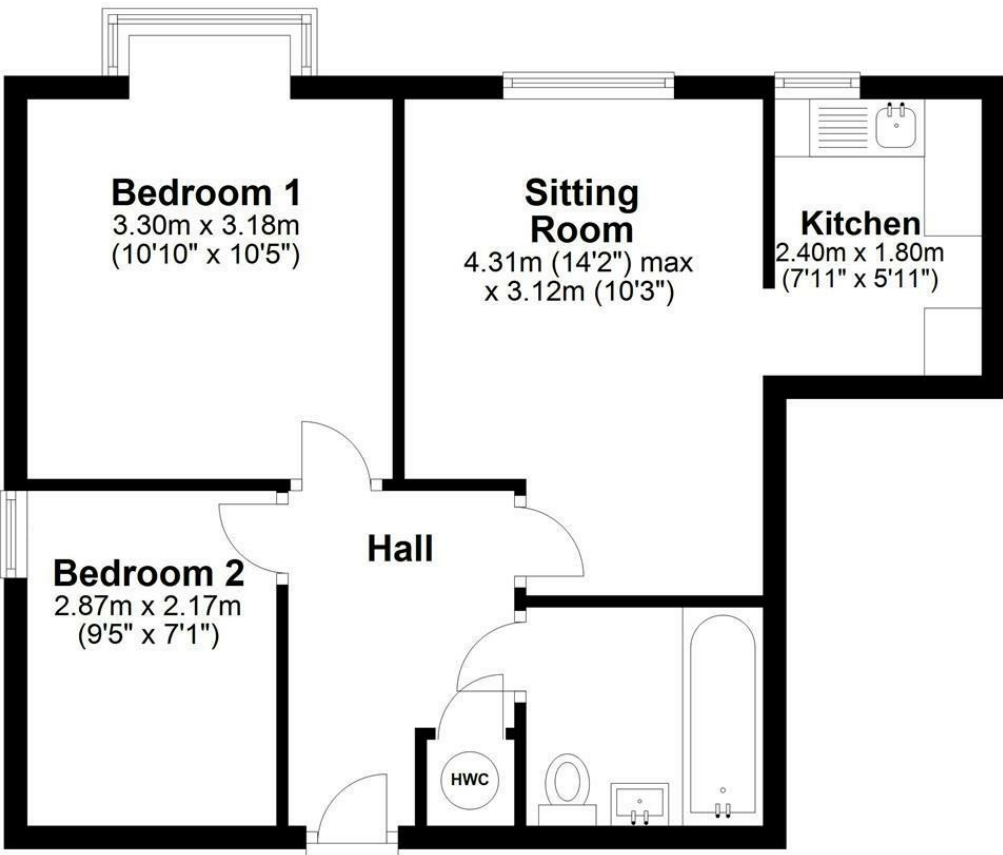
Service Charge: £193.10 per month and this is payable to Anchor Hannover, who are the Management Company. The service charge covers building insurance, cleaning & maintenance of communal areas and the Anchor Call Alarm System.

Mains water and electricity. Connection to mains drainage.



**Ground Floor**

Approx. 45.4 sq. metres (488.2 sq. feet)



Total area: approx. 45.4 sq. metres (488.2 sq. feet)  
**20 Princess Court, Malton**