

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	44	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		63
(69-80) C	57	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## 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



**31, Princess Court, Princess Road, Malton,  
North Yorkshire, YO17 7HL**

**Guide price £129,500**

31 Princess Court is a two bedroom apartment. The design of the building follows the contours of the land it is built on, this second floor flat is accessed from the main lobby, is actually at ground level (see photos) and enjoys unique access to the garden via French doors. The apartment offers two bedrooms, a spacious open-plan living area, upgraded kitchen, recently installed shower room and feels like its very own detached property with nothing above it.

The Princess Court apartments are very conveniently situated, being only a short walk from Malton's town centre where there are an excellent range of shopping facilities and other local amenities. It is also within easy reach of the railway and bus stations. The apartments provide an opportunity to join a well established and friendly community, and provides a supportive and safe environment with an alarm service and intercom entry. There is a communal roof garden and occasional guest accommodation is available together with parking for residents and visitors. The service charge covers the building insurance and cleaning of the communal areas. The day-to-day management of the apartments is covered by an Estate Manager.

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 E



## ENTRANCE HALLWAY

Store cupboard with shelving, power points and electric heater.

## LOUNGE/DINER

17'4 x 13'11 (5.28m x 4.24m)

Windows and French Doors to rear aspect, power points, TV point, power points, electric heater and telephone point.



# Princess Road, Malton, YO17

Approximate Area = 567 sq ft / 53 sq m

For identification only - Not to scale

## KITCHEN

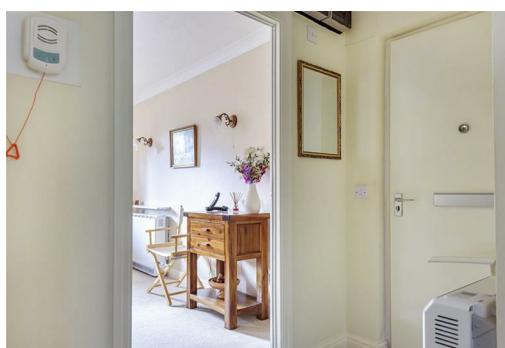
7'2 x 6'2 (2.18m x 1.88m)

Window to side aspect, range of base and wall units with stainless steel sink and tap, tiled splashback, space for freestanding fridge/freezer, space for washing machine, single electric oven, ceramic hob and power points.



## BATHROOM

Low flush WC, wash hand basin with pedestal, recently installed shower with electric shower and handle, tile effect flooring, extractor fan and electric heater.



## BEDROOM ONE

13'6 x 9'8 (4.11m x 2.95m)

Bay window to side aspect, fitted wardrobes, fitted dresser, power points and electric heater.



## BEDROOM TWO

7'11 x 7'2 (2.41m x 2.18m)

Window to side aspect, electric heater and power points.



## LEASEHOLD

99 year lease, 62 years left.

## SERVICES

Mains drains and electric heating.

The charges for a 2 bedrooned flat are £188.95 per month. this includes:

Estate Manager costs

Communal utilities

Grounds maintenance

Estate cleaning, waste management and pest control Inspections and servicing of fire alarm, call systems, door entry, lift servicing, etc.

Repairs of general building

Parking spaces are not allocated but are plentiful.

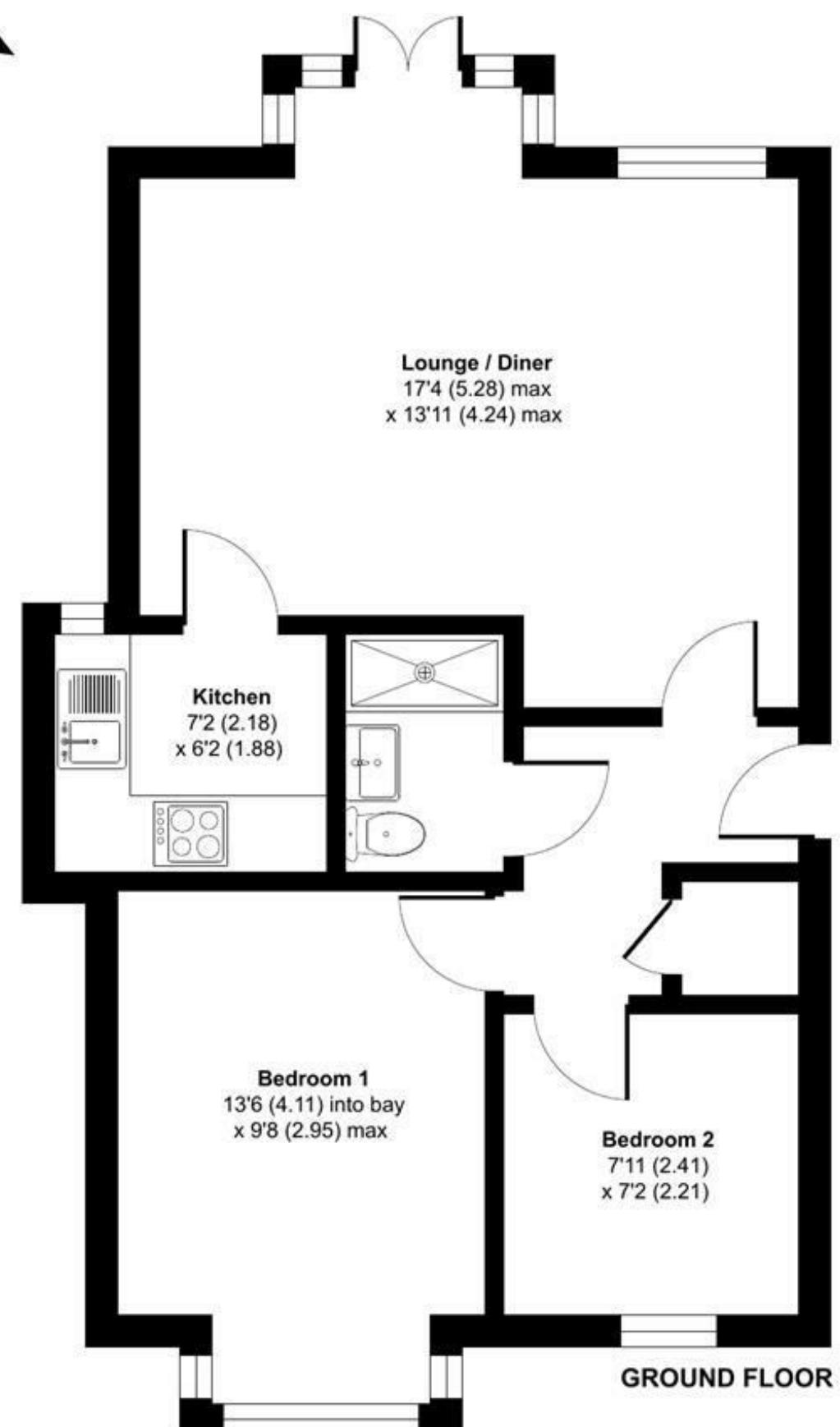
Gardens are communal, but very private.

Pets allowed.

## COUNCIL TAX BAND B

## COMMUNAL AREAS

Communal roof terrace, lounge area and laundry room.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Willowgreen Estate Agents. REF: 903861

