



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		
England & Wales <small>EU Directive 2002/91/EC</small> 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small> 		

### 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



## 2, Walnut Green, Malton, Yorkshire, YO17 9ER Guide price £79,000

This over 55's exclusive development is ideally placed for easy access to Scarborough Road with good bus routes and just a short walk to Norton towns shops and local amenities. This two bedroom first floor apartment is offered for sale with no onward chain and offers secure living with own entrance hall, breakfast kitchen, sitting room, two bedrooms and shower room. The accommodation benefits from electric storage heaters, double glazing and allocated parking. There are open communal lawned gardens and viewing early is advised not to miss out as these properties do not come up very often!





**KITCHEN**  
8'7" x 7'9" (2.63m x 2.38m)

**LIVING ROOM**  
22'6" x 10'5" (6.88m x 3.18m)

**BATHROOM**  
5'9" x 7'3" (1.77m x 2.22m)

**BEDROOM 1**  
10'0" x 10'0" (3.07m x 3.05m)

**BEDROOM 2**  
7'0" x 6'9" (2.15m x 2.08m)

**HALLWAY**  
2'9" x 15'9" (0.86m x 4.81m)

**INFORMATION**  
For Financial Year Ending:  
31/03/25  
Annual Ground Rent:  
£24  
Ground Rent Period Review:  
2039  
Annual Service Charge:  
£900  
Council Tax Band: B

