

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: 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



10 Princess Court, Princess Court, Malton, North Yorkshire, YO17 7HL Guide price £95,000

10 Princess Court is a two bedroom apartment situated on the first floor. Offered with no onward chain, newly double glazed throughout and alarm pulls in every room.

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 C



ENTRANCE HALLWAY

3'1" x 9'5" (0.94m x 2.88m)

Electric heater, storage cupboard.

**HOUSE BATHROOM**

6'11" x 6'2" (2.12m x 1.90m)

Shower, low flush WC, sink, extractor fan and partly tiled walls.

**SITTING ROOM**

10'9" x 14'9" (3.29m x 4.50m)

Window to rear aspect, electric fireplace, wall lights, TV point, power points.

**KITCHEN**

14'3" x 7'4" (4.35m x 2.24m)

A range of wall & base units with roll top work surfaces, tiled splashback, space for fridge, electric hob, oven, power points.

**BEDROOM ONE**

9'6" x 10'7" (2.92m x 3.25m)

Window to rear aspect, fitted wardrobes, power points.

**BEDROOM TWO**

Window to rear aspect, radiator, power points.

**TENURE**

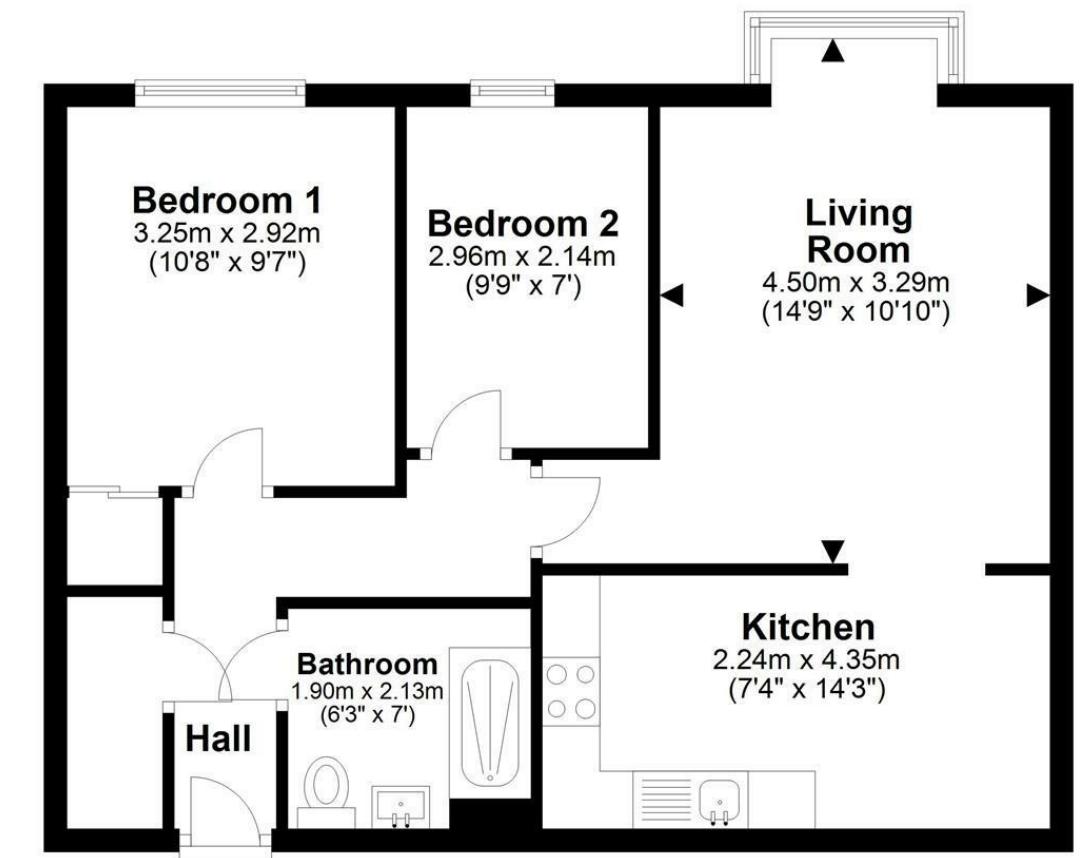
Leasehold. 99 year lease, 62 years left.

SERVICES

Electric storage heaters, electric immersion heater.

COMMUNAL AREAS**COUNCIL TAX BAND B****Ground Floor**

Approx. 49.3 sq. metres (531.0 sq. feet)



Total area: approx. 49.3 sq. metres (531.0 sq. feet)

10 Princess Court, Malton