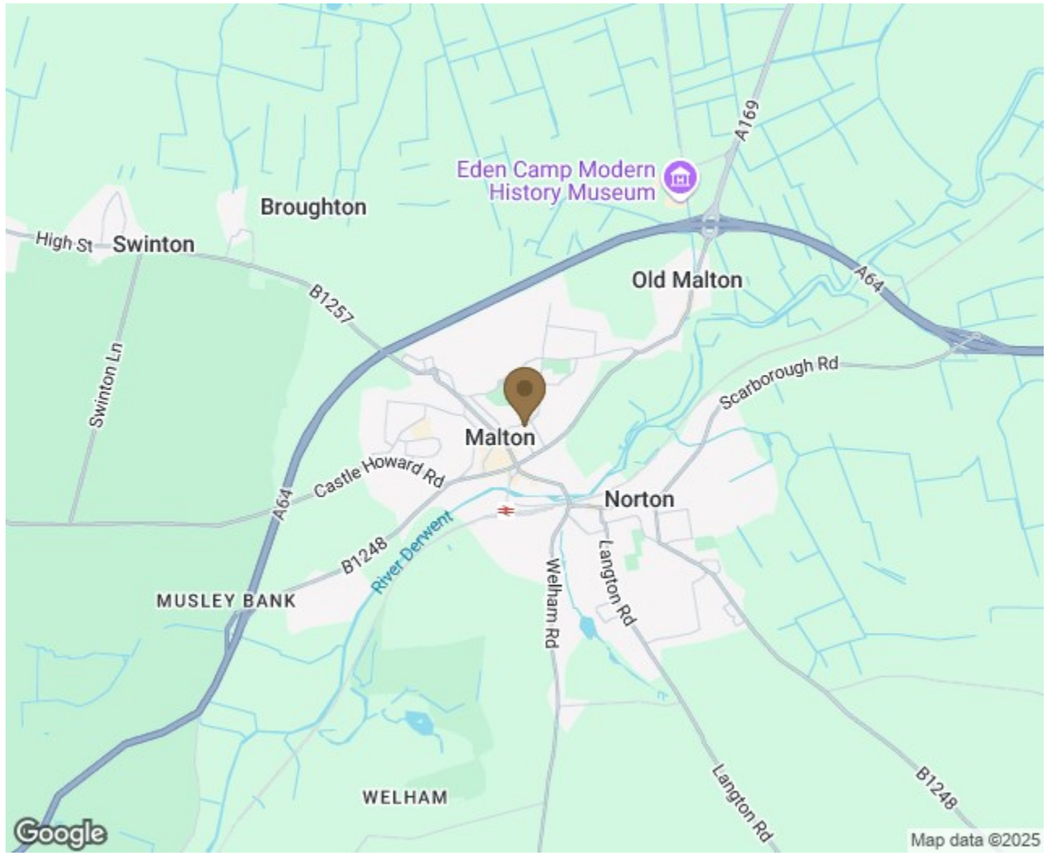
WILLOWGREEN

ESTATE AGENTS



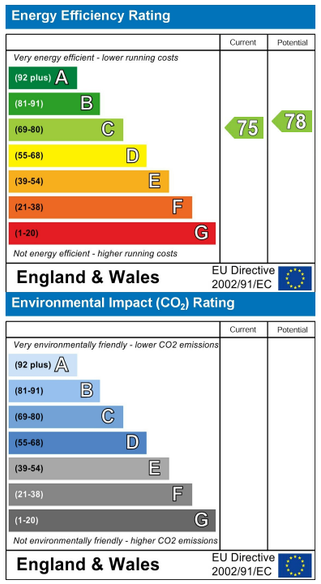
23 Princess Court, Princess Road, Malton, YO17 7HL
Guide price £90,000

23 Princess Court is situated on the second floor. The apartment offers two bedrooms and a spacious open-plan living area with a bay window.

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



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

The Property Ombudsman | naea | propertymark PROTECTED | safeagent

01653 916 600 | 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

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

KITCHEN/DINING ROOM
Range of fitted wall and base units with roll top work surfaces, tiled splashback, stainless steel sink, electric hob with extractor over, electric oven, space for fridge/freezer, washing machine and dishwasher (included), space for dining, power points.

BEDROOM ONE
Window to rear aspect, power points, storage heater, fitted cupboards.

BEDROOM TWO
Window to rear aspect, power points, storage heater, fitted cupboards.

BATHROOM
Built in sink with vanity unit, panel enclosed bath with overhead shower, heated towel rail, extractor fan.

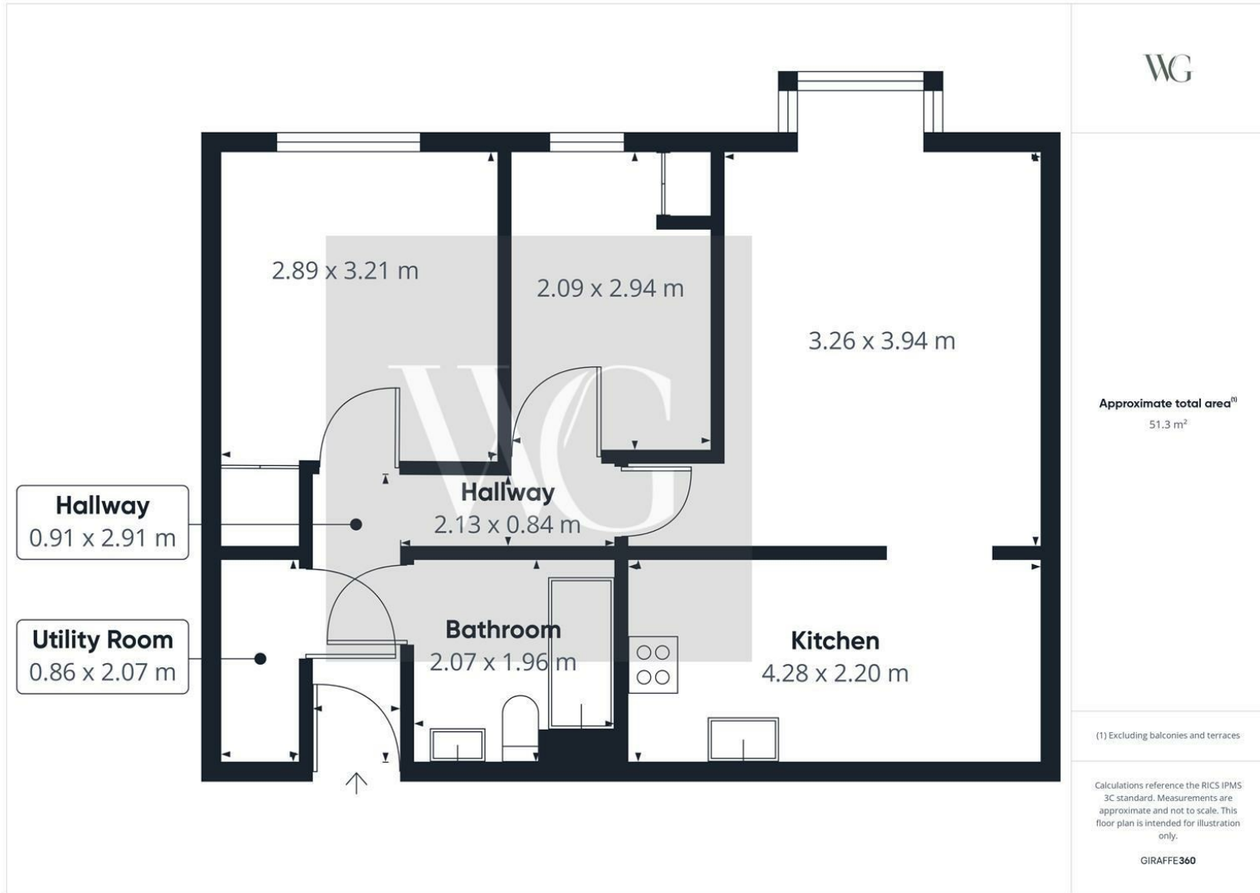
SERVICES
Mains drains and electric heating.

The charges for a 2 bedroomed monthly maintenance fee are £283.76.

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
Regular window cleaning.

Parking spaces are not allocated but are plentiful.

Gardens are communal, but very private.

Pets allowed.

COMMUNAL AREAS
Communal roof terrace, lounge area and laundry room.