



48 MALPAS COURT, NORTHALLERTON
NORTH YORKSHIRE, DL7 8TG

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An impressive one bedroom retirement apartment, situated on the second floor of this Assisted Living development constructed by McCarthy & Stone. The apartment is well - presented throughout and briefly comprises a living/dining area, kitchen, generous double bedroom and wet room finished to a high specification.

- Well- laid out, impressive 1 bedroom Retirement Apartment
- Delightful aspect overlooking gardens to the rear
- An assisted living development managed by McCarthy & Stone
- Communal sitting room, gardens, restaurant & laundry available
- Parking Available
- EPC Rating C

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.





DESCRIPTION

An impressive one bedroom retirement apartment, situated on the second floor of this Assisted Living development constructed by McCarthy & Stone. Apartment 48 is well - presented throughout with neutral decor. The hallway has a secure entry system & practical storage cupboard. This leads through to a Lounge/ Dining Room which has a Juliet balcony overlooking the attractive communal gardens below. The well - equipped Kitchen has an integrated fridge & freezer, built-in eye level electric oven & halogen hob although there is also a restaurant on the ground floor of the development which offers catered meals. The apartment has a spacious double bedroom & luxurious Wet room with both an easy access shower & separate panel bath.

The Malpas Court Development offers an excellent Retirement facility for the over 70's looking for assisted living. There are lifts available to all floors, a communal sitting room, Guest Suite & laundry. Car parking space available. A House Manager is available at specified hours & there is also an emergency call system which links to a central switchboard 24 hours a day 365 days a year. Residents also benefit from domestic assistance for one hour per week which is included within the service charge.

LOCATION

Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

Agent's Notes

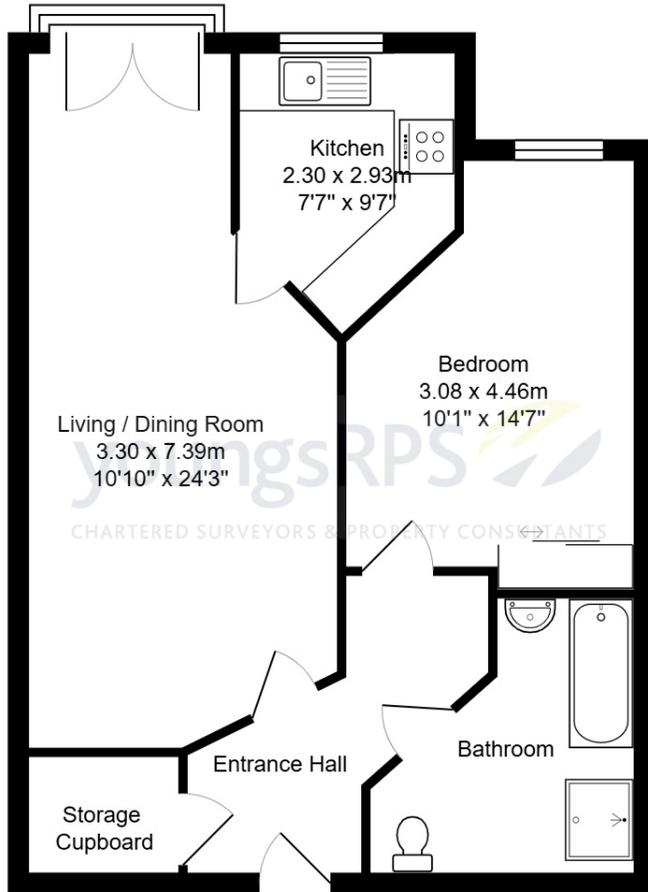
Viewings

Strictly by appointment only. Please contact the Agent.

Tenure

The property is leasehold with a 125 lease from 2011.





All measurements are approximate and for display purposes only.

Service Charge

Currently £841.82 per month (as at April 2025, charges to be reviewed annually) plus Ground Rent £435 per annum

Services

Mains electricity, water and drainage are connected. Electric storage heaters supply heating, hot water via pressurised electric storage cylinder.

North Yorkshire Council Tax Band: C

Free Market Appraisal

We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.