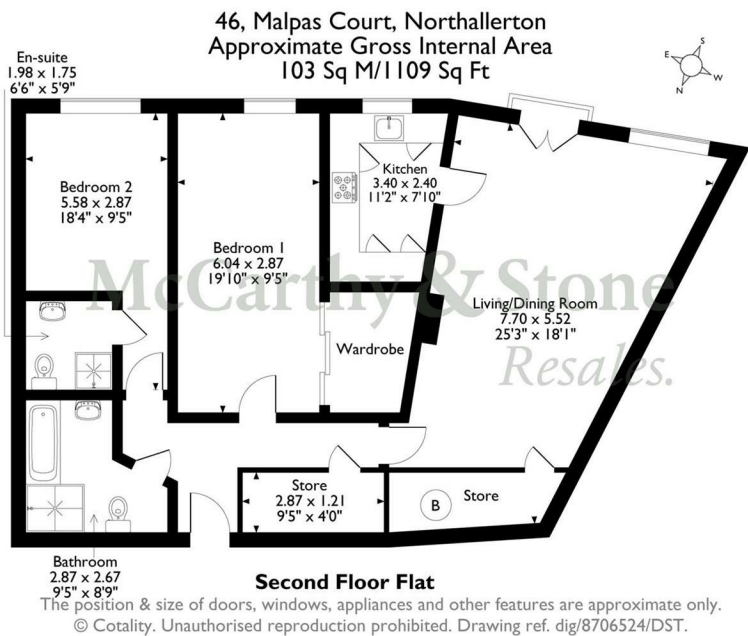
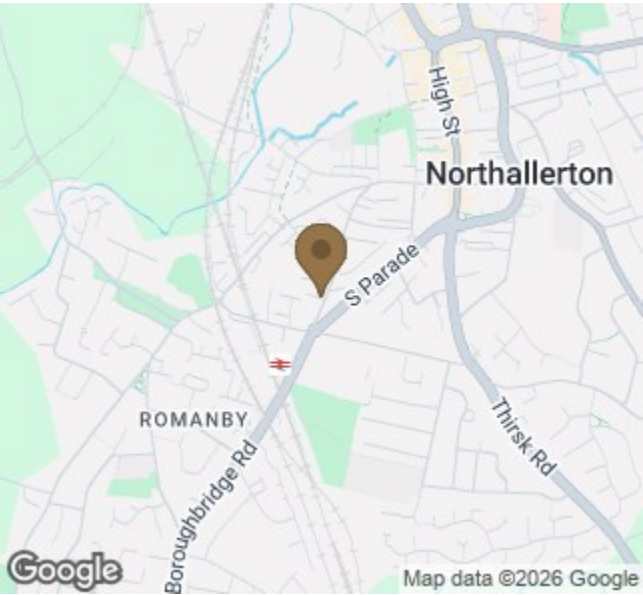
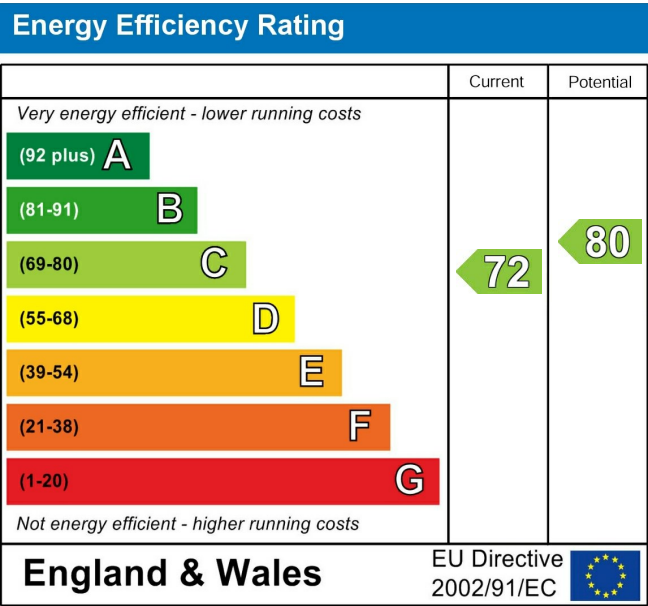




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Registered in England and Wales No. 10716544



46 Malpas Court

Malpas Road, Northallerton, DL7 8TG

2 2 Council Tax Band: D

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 46 Malpas Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £125,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Larger than average Two Bedroom Retirement Apartment
- Spacious south facing lounge With Juliet Balcony
- Separate Modern Fitted Kitchen
- Convenient Eye-Level Oven
- Principal Bedroom With Mirrored Fitted Wardrobe
- Second Bedroom With En-Suite
- Bathroom With Separate Bath And Shower
- Excellent Storage Throughout The Apartment
- 24-Hour Emergency Call System
- Excellent Communal Facilities And Restaurant

McCarthy & Stone
Resales.

46 Malpas Court, Northallerton

 2 |  2 | Asking price £125,000

Development Overview

Malpas Court is a welcoming Assisted Living development by McCarthy & Stone, exclusively designed for the over 70s and situated in the popular market town of Northallerton. Comprising 50 one and two-bedroom retirement apartments, the development offers independent, low-maintenance living with excellent facilities and a friendly community.

Each apartment has been thoughtfully designed for comfort and convenience, with features including raised ovens, walk-in showers, easy-to-use lever taps and slip-resistant flooring. An on-site Estate Manager and 24-hour emergency call system provide additional peace of mind.

Homeowners can enjoy an excellent range of communal facilities, including a comfortable lounge, beautifully landscaped gardens and a table-service restaurant serving freshly prepared lunches daily. Regular social activities offer opportunities to meet neighbours, while a function room and guest suite provide added convenience for visiting family and friends (additional charges apply).

Ideally located in Northallerton, the development benefits from a wide selection of shops, supermarkets, independent retailers and cafés. Excellent bus services and rail connections to York, Newcastle and London make travelling further afield convenient.

Combining independent living with excellent facilities and a welcoming community, Malpas Court offers an attractive setting for a relaxed, sociable and enjoyable retirement.

Apartment Overview

This well-presented two-bedroom retirement apartment offers spacious, low-maintenance living, featuring a bright lounge with south facing Juliet balcony, separate fitted kitchen, excellent storage and a second bedroom with en-suite.

The welcoming entrance hall benefits from a walk-in storage/airing cupboard, secure door entry system and 24-hour Apello emergency call system.

The bright and spacious lounge provides ample room for both seating and dining furniture, complemented by an attractive electric fireplace and French-style doors opening onto a Juliet balcony. A glazed door leads to the modern fitted kitchen, complete with an eye-level oven, ceramic hob, extractor hood and stainless-steel sink with an electrically operated window above.

Both bedrooms offer versatile accommodation, with a fitted mirrored wardrobe in the principal bedroom and the added convenience of an en-suite in the second bedroom. TV and telephone points are provided in the lounge and both bedrooms.

The fully tiled bathroom features both a level-access shower and separate bath, vanity wash basin with mirror above, electric shaving point, heated towel rail and slip-resistant flooring.

Car Parking Permit Scheme

Parking permits are available on a first-come, first-served basis, subject to availability. The annual charge is typically £250 but may vary. Please contact the on-site Estate Manager for further details.

Care & Support

The personal care services available at Malpas Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Landscaped Gardens

One of the main social hubs of Malpas Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Social Lifestyle

The Communal Lounge is at the heart of the community at Malpas Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of communal windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £14,396.49 per annum (up to financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold

125 years from 1st Jan 2011
Ground rent £510 per annum
Ground rent review: 1st Jan 2026

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

