

## Residential

### 43 Malpas Court, Malpas Road, Northallerton, North Yorkshire DL7 8TG

**\*GUIDE PRICE:**

**£100,000+** (plus fees)

**RARE AND UNIQUE OPPORTUNITY FOR A ONE BEDROOM RETIREMENT APARTMENT IN NORTHALLERTON.**

Located at Malpas Court in Northallerton, in close proximity to the train station and town centre is this one bedroom well presented assisted living retirement apartment. With secure entry and parking this is the perfect place for that final home move. The accommodation in brief comprises lounge, kitchen, bedroom and wet room. Malpas Court offers communal lounge area, subsidised dining room, laundry rooms and communal gardens. Keep yourself to yourself or enjoy time shared with fellow occupants in one of the communal areas, this apartment has everything on offer. With a guide price to attract attention this is certainly not to be overlooked as an owner occupier or investment.

**Accommodation:** Entrance Hall – Lounge 7.60m x 3.26m – Kitchen 2.35m x 2.45  
Wet Room 2.70m x 2.80m – Bedroom 4.06m x 3.05m

**Viewing:** Please contact Auction House North East on 01642 931060 for viewing schedule.

#### **Additional Fees**

**Administration Charge:** £900 inc VAT payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



**Tenure:** See Legal Pack

**Local Authority:** Hambleton District Council

**Solicitors:** Freers Askew Bunting, 56–62 Borough Road, Middlesbrough, TS1 2JH. Tel: 01642 252555.

**Energy Performance Certificate (EPC):** Current Rating B