



**MARK
STEPHENSONS**
ESTATE & LETTING AGENTS

**8 Princess Court,
Princess Road, Malton,
YO17 7HL**

£125,000

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- CHAIN FREE SALE
 - SOUTH WEST ASPECTS
 - LOVELY GARDENS
 - FIRST FLOOR



Enjoying pleasant south west aspects number 8 is a lovely first floor flat forming part of this centrally located retirement development. Extremely well established in delightful communal grounds with parking. No onward chain. Well planned two bed roomed with open plan living/dining and refitted kitchen.



GROUND FLOOR

DIRECTIONS

The property is centrally located within close proximity of nearby shops and amenities and is best found by simply heading out of the agents Malton office turning left at the traffic lights (Butcher Corner) onto Wheelgate turning right immediately before the Blue Ball public house onto Princess Road and then right into Princess Court.

SERVICES

All mains services are connected to this property.

COUNCIL TAX

Band B.

ENTRANCE HALL

Fitted cupboard with hot water cylinder. Night storage heater and door into:-

LIVING ROOM

Double glazed bay window. Night storage heater.

KITCHEN/DINER

Fitted base and wall units. Integrated oven and hob. Electric radiator.

BEDROOM ONE

Double glazed window. Fitted wardrobe. Night storage heater.

BEDROOM TWO

Double glazed window. Electric heater.



BATHROOM

Three piece suite with shower over bath. Heated towel rail.

OUTSIDE

Communal gardens and grounds with roof terrace.

Resident and visitor car parking.

TENURE

Leasehold - 99 year lease from 1985.

ADDITIONAL INFORMATION

Available to those 60 years old or over.

Service charge of £185.45 per calendar month.

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Approx. gross internal floor area: 1243 Sq. Ft / 115 Sq. M.



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Approximate Gross Internal Area 603 sq ft - 56 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(39-54)	E		
(21-38)	F		

Malton Office

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Floorplan

Every attempt has been made to ensure accuracy however, measurements are approximate, and for illustrative purposes only. Not to scale.