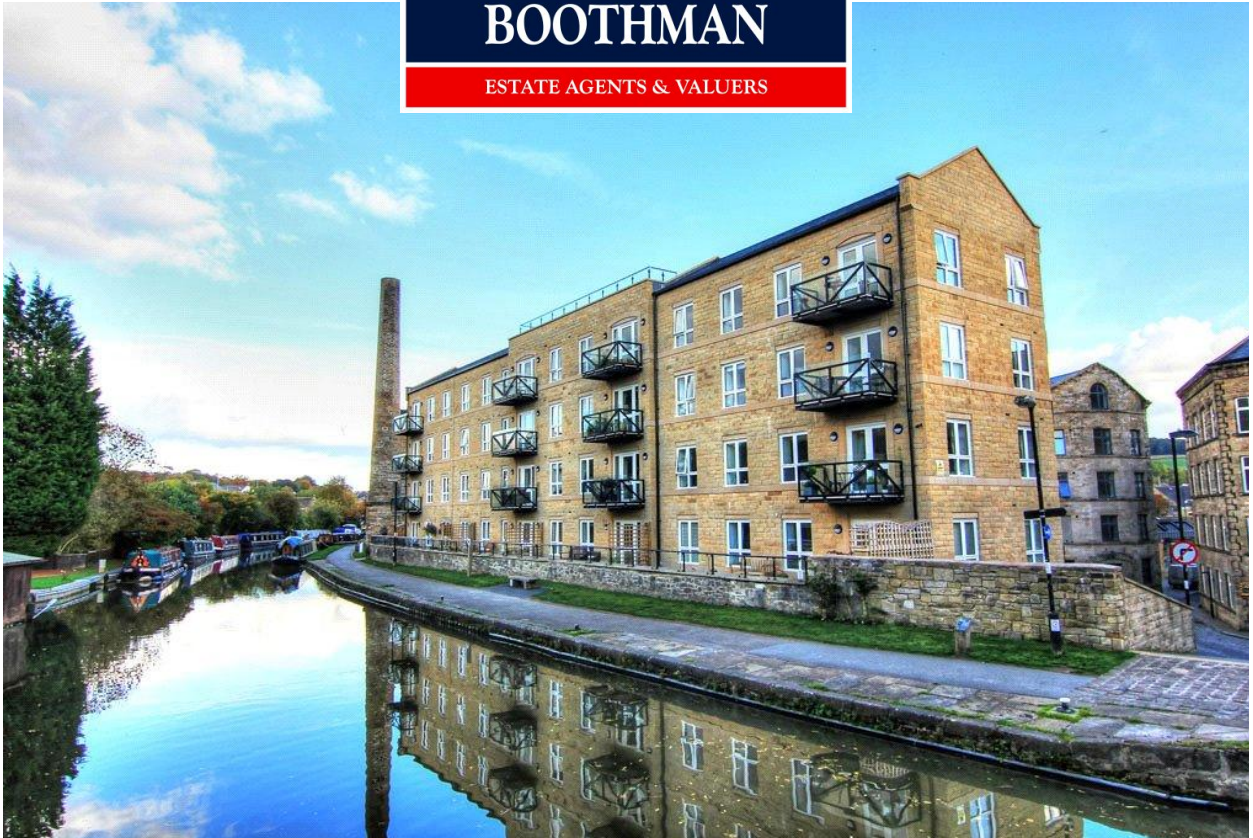


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



11, Mallory Court, Skipton

Asking Price: £235,000



+ 1



+ 1



- Outstanding spacious 1 bedroom apartment
- McCarthy & Stone retirement complex - Canalside location
- Town centre, railway station and supermarket in walking distance

Occupying a prime corner position within this outstanding purpose built McCarthy and Stone retirement complex, enjoying maximum sunshine throughout the day by having a superb dual aspect with southerly views beyond Skipton towards the moors whilst also benefiting from a westerly facing balcony enjoying views towards the Leeds/Liverpool canal, this spacious and luxurious one bedroom apartment is appointed to a high



standard throughout whilst ideally situated in a delightful canalside location with town centre amenities, supermarkets and the railway station nearby.

Constructed in accordance with high standards during 2014 in a delightful canalside location only a few hundred yards from the High Street, this imaginatively planned and extremely successful retirement complex is specifically designed for purchasers over the age of 60 and includes lift access to all floors, a magnificent roof top garden area and a residents lounge offering the opportunity to socialise within this friendly neighbourhood community and with an ongoing schedule of events and activities.

Offering a high level of comfort, safety and security, the superbly appointed accommodation is equipped with high quality fittings and fixtures throughout together with oak veneer internal doors, sealed unit double glazing and zoned electric under-floor heating. The apartment also benefits from other thoughtful refinements such as illuminated light switches and an emergency pull cord alert/call system, offering additional peace of mind if required.

The apartment includes a good sized private reception/entrance hall and a living room with access to a delightful balcony which enjoys views towards the Leeds/Liverpool canal. A stylish fitted kitchen includes built-in appliances. There is a double bedroom with a good sized walk-in wardrobe. A luxurious shower room includes a quality white suite.

The development offers a range of residents facilities including an on-site house manager, a laundry room and a visitor/guest suite (booking/payment required). The development is restricted to purchasers over the age of 60 however couples over the age of 55 may qualify if one person is over the age of 60.

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McCarthy and Stone are the UK's leading retirement house builder of privately owned property. Over the past 40 years they have constructed almost 50,000 apartments nationwide. All apartments are designed to help you keep your independence and are built to the highest standard. McCarthy and Stone are the only UK house builder of any size or type to have been awarded a five star rating in customer satisfaction by homeowners for ten years by the Home Builders Federation survey. Further information can be found on their website: www.mccarthyandstone.co.uk

The historic market town of Skipton is known as 'The Gateway to the Dales' providing extensive shopping and recreational facilities including a High Street market four days a week. The town benefits from excellent public transport links and has been voted one of the best places to retire in the UK.

Certainly representing a superb opportunity for qualified purchasers searching for a high standard of accommodation within close proximity of the town, this 'easy to manage' apartment comprises in further detail:

GROUND FLOOR

SPACIOUS COMMUNAL ENTRANCE/RECEPTION HALL

With lift and staircase access to all floors. Access to the:

RESIDENTS LOUNGE AREA

SECOND FLOOR

COMMUNAL HALLWAY

With private apartment 11 entrance door leading to:

ENTRANCE/RECEPTION HALLWAY

With neutral décor and carpets. Electric under floor heating. Security intercom system. Emergency pull cord/alert system. Deep store/boiler cupboard with fitted lighting.

LIVING ROOM

17'2" x 14'1" (both maximum) With neutral décor and carpets. Electric under floor heating. Sealed unit double glazing. Telephone point. Communal TV/satellite/radio connections. Sealed unit double glazed doors leading to the:

SUPERB WESTERLY FACING ENCLOSED BALCONY

With glass balustrading and enjoying views towards the Leeds/Liverpool canal.

KITCHEN

9'9" x 8'2" Superbly appointed with a quality range of light wood style base and wall units including contrasting granite effect worktop surfaces having tiled surrounds. Stainless steel sink and drainer. Built-in Hotpoint high level electric oven. Four ring Hotpoint electric hob with a concealed extractor hood above. Integrated fridge/freezer. Sealed unit double glazing. Electric under floor heating.

DOUBLE BEDROOM

13' x 11'4" With sealed unit double glazing enjoying superb long distance southerly views towards the moors. Electric under floor heating. TV point. Telephone point. Neutral décor and carpets.

SUPERB FITTED WALK-IN WARDROBE

LUXURIOUS SHOWER ROOM

Superbly appointed with a quality contemporary white suite comprising a low suite WC, a hand wash basin standing on a vanity cupboard unit and there is also a good sized walk-in shower. Contrasting wall and floor tiling. Extractor fan. Wall mounted illuminated mirror. Towel radiator. Emergency pull cord/alert system.

OUTSIDE

Mallory Court includes the great advantage of an impressive communal roof top garden space to the fifth floor (with lift access) enjoying panoramic views across Skipton and the Leeds/Liverpool canal. All external areas are fully maintained.

CAR PARKING

Visitor parking is available. Private car parking spaces are available at a cost of £250.

TENURE

The property is leasehold on the remainder of a 125 year lease which commenced in 2014. There is a monthly service charge currently set at £294.62 - which includes communal maintenance, communal cleaning, communal lighting, lift maintenance, external redecoration, window cleaning, services of the house manager and the use of the laundry room. There is an annual ground rent of £425.

SERVICES

Mains water, drainage and electricity are connected to the property. Water is included in the service charge. Mains gas is not connected.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: C

BROADBAND / MOBILE DATA SERVICES

Information obtained from Ofcom's Broadband Coverage Checker indicates that fixed-line superfast broadband services may be available at this property. Alternative broadband solutions, including satellite broadband services, may also be available at this location and should be investigated by prospective purchasers.

Information obtained from Ofcom's Mobile Coverage Checker indicates that mobile coverage may be available at this property from one or more network operators. Actual coverage, indoor signal strength and service performance may vary and should be verified directly with the relevant mobile network provider. This information is provided for guidance only and was correct at the time of compilation. Interested parties should verify current availability, speeds, coverage and suitability directly with their chosen service provider and through Ofcom's Broadband and Mobile Coverage Checker. Neither the seller nor Harrison Boothman warrants the accuracy or ongoing availability of any service.

ANTI-MONEY LAUNDERING (AML) REQUIREMENTS – ADMINISTRATION FEE PAYABLE

Under HMRC supervision and in accordance with current Anti-Money Laundering Regulations, Estate Agents are legally required to undertake Anti-Money Laundering (AML) checks on all sellers and prospective purchasers. These mandatory checks form part of the conveyancing process and are designed to help prevent financial crime and protect all parties involved in a property transaction.

Once an offer has been accepted (subject to contract), all prospective purchasers will be required to complete an identification and verification process. This will typically include the provision of photographic identification, proof of address and evidence of the source of funds being used to complete the purchase.

To cover the cost of the verification and screening process, a non-refundable AML administration fee is payable. THE FEE IS £24.00 (INCLUDING VAT) PER PURCHASER. The checks are carried out securely by a specialist third-party provider on our behalf and, for this purpose, Harrison Boothman will need to share relevant personal information with that provider. Please note that this is not a credit check and will not affect your credit rating or credit score. All information provided will be processed securely and confidentially in accordance with applicable data protection legislation.

In accordance with current regulations and our compliance obligations, we are unable to mark a property as "Under Offer" or "Sold Subject to Contract" until all purchasers have satisfactorily completed the AML verification process. If you have any questions regarding the above process, a member of our team will be pleased to assist.

INDEPENDENT THIRD PARTY PROFESSIONALS – REFERRAL FEES

Where appropriate, Harrison Boothman is pleased to recommend independent professionals who may be able to assist clients with related property matters. These include Conveyancing Solicitors, Mortgage Brokers, Surveyors, Removal Companies and Specialist Tradespeople. Please let us know if you would like any assistance in this respect.

In accordance with current regulations, we are obliged to disclose that in some instances, Harrison Boothman may receive a referral fee, voucher or marketing contribution from third-party providers should you choose to use their services following an introduction from us. The amount received varies depending on the nature of the referral and the value of the transaction but is typically between £20 and £250. You are under no obligation whatsoever to use any recommended provider and are entirely free to obtain alternative quotations or seek independent advice.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively, a written copy is available on request.

Tel: Skipton 799993

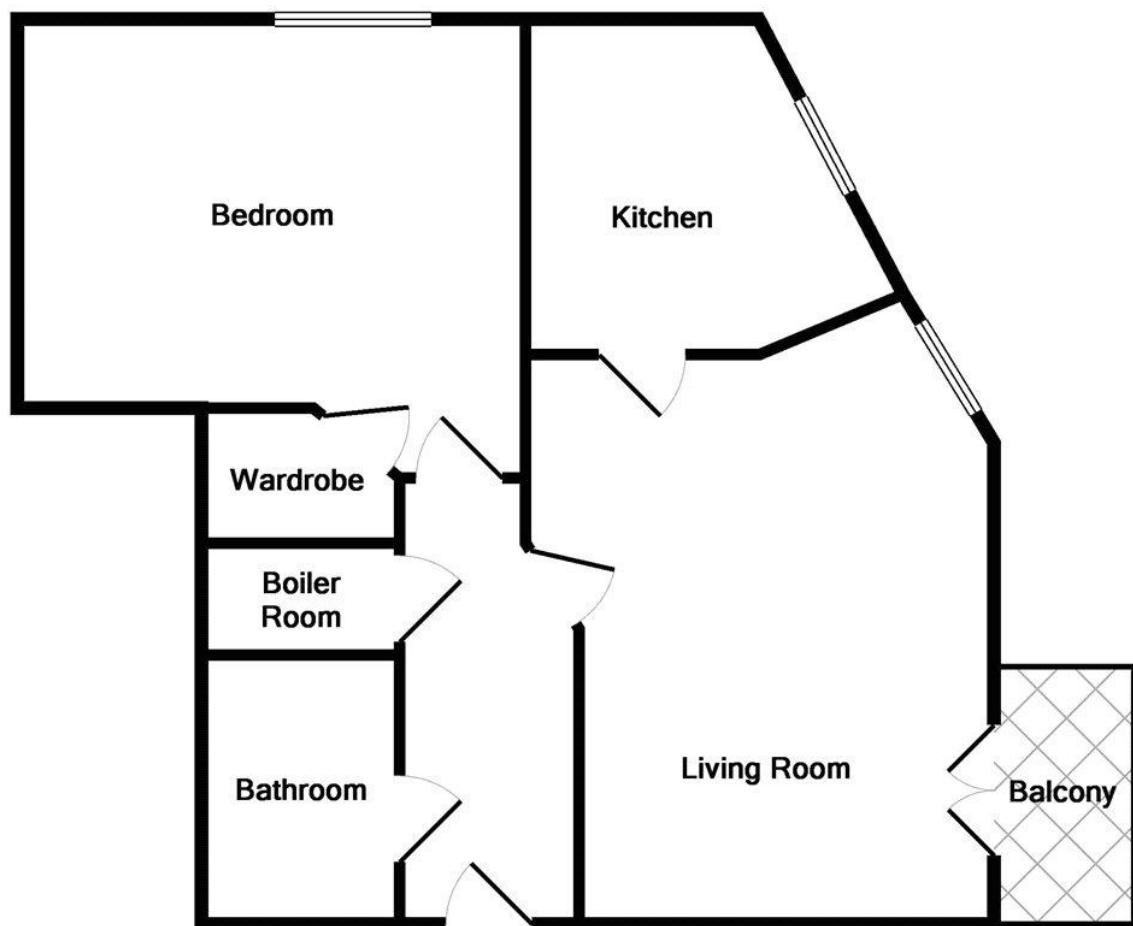
Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: RAH120826

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

Energy performance certificate (EPC)

Apartment 11
Mallory Court
Brewery Lane
SKIPTON
BD23 1DF

Energy rating

B

Valid until: **17 August 2036**

Certificate number: **9487-3065-8208-7296-5200**

Property type	Mid-floor flat
Total floor area	58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.