



MARK STEPHENSONS  
ESTATE & LETTING AGENTS



- Moving offers of up to £10,000
- Open plan kitchen living area
- communal Gardens
- Integrated Kitchen appliances

## Apartment 88, Mickle Hill, Pickering, YO18 7ND

**£249,950**

The Hawnbly is a brand new two bedroom second floor retirement apartment set within the Pavilion at the heart of the village. This apartment is generously proportioned at 722 sq ft, includes all floor coverings and integrated Zanussi appliances in the kitchen. There is an audio and video door entry, ample parking and the amenities of the Pavilion are moments away.



### **DIRECTIONS**

From the roundabout leave Pickering on the A169 for a short distance heading towards Malton where you will find Mickle Hill Retirement Village located on the left hand side.

### **MICKLE HILL**

Mickle Hill offers a fresh approach to retirement living - a selection of beautifully designed homes with thoughtful and practical touches set in landscaped grounds for people over 60 who want to live life to the full. Mickle Hill is a vibrant community where you are always made welcome, and has an enviable location in the pretty market town of Pickering, gateway to the stunning North York Moors.

### **SERVICES**

All main services are connected to the property.

### **COUNCIL TAX**

Band C £1,705.50.

### **APARTMENT 88 ACCOMMODATION**

#### **HALL**

Built in cupboard with shelving, radiator.

#### **KITCHEN**

7' 2" x 6' 11" (2.19m x 2.12m) Open plan adequately fitted matching base and wall units finished in high gloss white. Built in oven and hob with extractor. Integral fridge/freezer, washer/dryer and dishwasher.

#### **LIVING/DINING ROOM**

16' 1" x 10' 7" (4.91m x 3.22m) Window overlooking the gardens, radiator.

#### **BEDROOM ONE**

15' 11" x 10' 2" (4.86m x 3.09m) Good size double bedroom, window with radiator underneath. 'Jack and Jill' access into shower room.



### ENSUITE SHOWER ROOM

10' 8" x 7' 1" (3.24m x 2.16m) Large walk in shower area, two piece white suite with specialist flooring to reduce slips, radiator.

### BEDROOM TWO

11' 7" x 9' 10" (3.53m x 3m) Adequate guest room, window with radiator underneath.

### AMENITIES

Mickle Hill Pavilion also offer:-

- \* Café bistro
- \* Cinema
- \* Hair and beauty salon
- \* Guest suite
- \* Gym
- \* Spa Jacuzzi
- \* Activities and crafts room
- \* Library and IT suite
- \* Residents lounge
- \* Convenience shop

### KEY FEATURES

Each home at Mickle hill has been thoughtfully designed and includes the following key features:

24-hour emergency alarm system linked to our on-site team

Facility for satellite TV, with Sky+

Lever taps and easily accessible power points

Telephone & broadband access

Level access shower

Specialised flooring to wet area to reduce slip hazards

Gas central heating with low surface temperature radiators

High quality fitted kitchens with integrated eye-level oven and quality appliance

Doorways that are wheelchair accessible

Fire protection with smoke detectors

On-site mobility scooter storage

### TENURE

Leasehold, 125 years from 2015.



### ADDITIONAL CHARGES

Other charges apply in addition to the purchase price:

Service Charge, Ground Rent, Wellbeing Charge and

Contingency Fee (Event Fee)

Current Fees for Apartment 88:

Service Charge - £58.79 per week

Wellbeing - £51.65 per week

Ground Rent - £400 per year

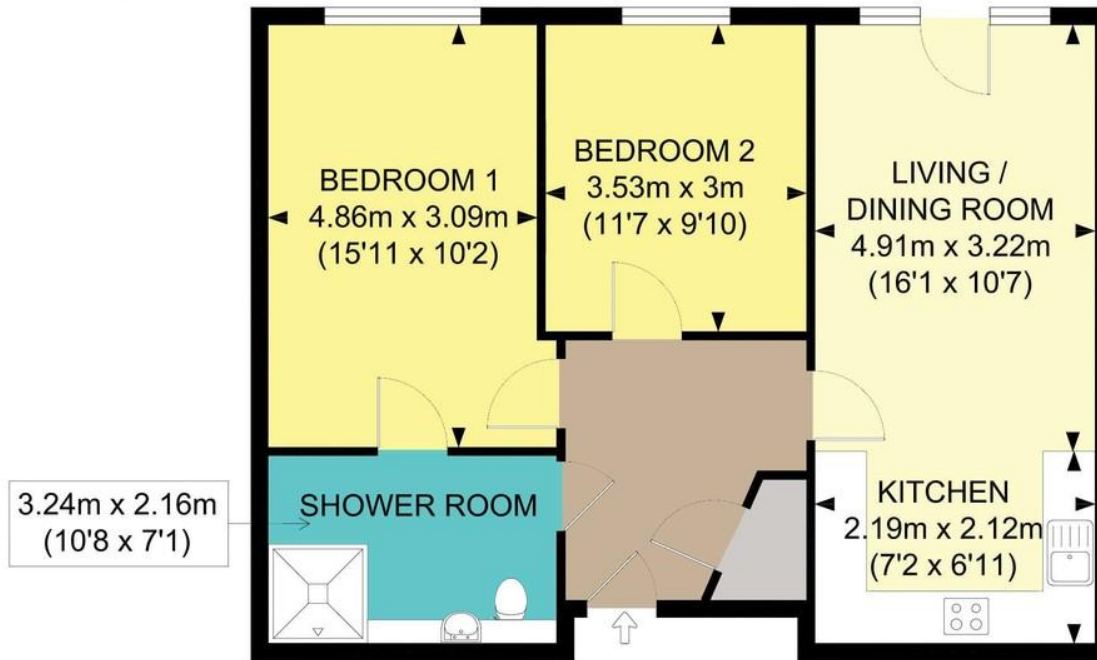
### PHOTOGRAPHS/FLOOR PLAN

PLEASE NOTE FLOOR PLAN AND IMAGES ARE JUST AN EXAMPLE AND NOT SPECIFIC TO THIS APARTMENT.



# APARTMENT 88, THE PAVILION, MICKLE HILL, PICKERING, YO18 7ND

Approx. gross internal floor area  
722 Sq. Ft / 67 Sq. M.



## FLOORPLAN

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>	91	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.