



**MARK  
STEPHENSONS**  
ESTATE & LETTING AGENTS

**Apartment 36, Mickle  
Hill, Pickering, YO18 7ND**

**£215,000**

- DOUBLE ASPECT
- SOUTH FACING
- RETIREMENT VILLAGE
- NO ONWARD CHAIN

DOUBLE ASPECT FIRST FLOOR  
APARTMENT. LOVELY SOUTH FACING  
SUNNY ASPECTS. TWO GOOD BEDROOMS.  
GENEROUS OPEN PLAN LIVING/DINING  
OPEN INTO THE WELL FITTED KITCHEN.  
SHOWER ROOM. GENEROUS STORE.  
OFFERED WITH NO ONWARD CHAIN.  
MAINS GAS CENTRAL HEATING & DOUBLE  
GLAZING.





#### DIRECTIONS

Pickering is a charming and historic market town, known as the 'gateway to the Moors'. Boasting a number of public houses, supermarkets, local shops and cafes as well as a 13th century castle, petrol stations, a steam railway and museum. The town is popular for tourists and locals alike with access to the North York Moors National Park, Dalby Forest and the coastline. Malton has a train station with regular services to Scarborough, York, Leeds and beyond.

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.

#### SERVICES

All mains electricity, water and drainage are connected to this property. Gas central heating with low surface temperature radiators.

#### COUNCIL TAX

Band C.

#### ENTRANCE HALL

Door to front aspect. Storage cupboard.

#### CLOAKROOM

Shelving and hanging space.

#### LOUNGE/DINER

15' 2" x 10' 4" (4.62m x 3.15m)

Side bay window, rear window. Radiator.



#### BEDROOM ONE

12' 9" x 12' 4" (3.89m x 3.76m)

Rear window. Radiator. Fitted wardrobes with door leading into:-

#### SHOWER ROOM

Fully tiled walls and floor with wet room style shower. Two piece suite.

#### BEDROOM TWO

12' 9" x 8' 8" (3.89m x 2.64m)

Rear window. Radiator.

#### ADDITIONAL INFORMATION

Mickle Hill Pavillion 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

#### SERVICE CHARGE £56.89 PER WEEK

This covers communal cleaning and maintenance, external window cleaning, water and sewage, buildings insurance and estate management. It includes the cost of heating, lighting and water for the communal areas.

#### WELLBEING CHARGE £51.65 PER WEEK

This includes 24hr staffing on site, help in an emergency and the co-ordination of activities and events programme. MHA does not include nursing care, but details of additional services are available on request.

#### GROUND RENT £340.10 PER YEAR

Reviewed October 2020 and every fifth year after.

#### TENURE

Leasehold, 125 years from 2015.

#### RESALE

A contingency fund contribution is payable upon resale. Details available from the sales office at Mickle Hill.



#### KITCHEN

10' 4" x 7' 3" (3.15m x 2.21m)

Well fitted shaker units with wood effect worktops. Electric hob, extractor fan, electric single oven, integrated dishwasher, fridge/freezer, washer/dryer and boiler.

# Apartment 36, Mickle Hill, Pickering, YO18 7ND

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



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Approximate Gross Internal Area 725 sq ft - 67 sq m



## GROUND FLOOR

### 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	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

## Malton Office

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## Pickering 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.