

Mark Stephenson's

ESTATE & LETTING AGENTS



Apartment 29 Mickel Hill, Pickering, YO18 7ND

£250,000

- Offered for sale with no chain
- Re-decorated and re-carpeted
- Retirement village location
- Enjoying south facing aspects
- Large ground floor layout
- Excellent range of facilities
- Direct access to the central courtyard
- Mains gas central heating
- Two good double bedrooms

Apartment 29 Mickle Hill, Pickering YO18 7ND

Mickle Hill is a purpose built retirement village for the over 60's Apartment No 29 is one of the largest examples located on the ground floor with immediate access into the south facing central courtyard and forms part of the development known as the The Pavilion. It provides an excellent range of facilities including: Cafe Bistro, Residents Lounge, Licensed Bar, Convenience Store, Beauty Salon, Equipped Gym, Library and IT Bar, Cinema Room, Landscaped Gardens, Activities Room and Guest Suite. Bespoke care options are available with 24 hour staffing. Fully fitted kitchen with integrated appliances, open plan living/dining, two excellent bedrooms and shower room. An excellent opportunity offered for sale with no onward chain having been re-decorated and re-carpeted prior to marketing.



Council Tax Band: C



Service charge

Monthly service charge for the apartment is £400.82 per month fixed until 30th June 2025 this changes annually. This includes utilities charges for water, hot water and heating, whilst also covering for the upkeep and maintenance of the communal areas including: Gym, estate roads and parking and landscaped grounds, window cleaning of communal areas and external windows of homes, building insurance and communal areas, corporate management services and support. Serviced lifts to all floors. Utility costs for communal areas. Village manager and supporting team. Safety and security: emergency call system, door entry to the apartments, communal fire alarms and smoke detectors.

Wellbeing charge

£259.22 per month, this includes 24-hour emergency support response and emergency services co-ordination, help in an emergency and co-ordination of activities and events programme.

Ground rent

£453.48 per annum.

Lease term

125 years from 2015

Location

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.

Hallway

Walk in store cupboard and separate cupboard with shelves, radiator.

Living/dining/kitchen

Generous size open plan space having a range of fitted kitchen units and integrated appliances including oven, hob, fridge, freezer, dishwasher and washer/dryer. The living/dining area faces south with window and door giving immediate access into the lovely communal courtyard area. Radiator.

Bedroom 1

Particularly generous room with extensive range of wardrobes, cupboard and drawers, radiator, window facing into the communal courtyard, door into the shower room, radiator.

Bedroom 2

South facing rear window, radiator.

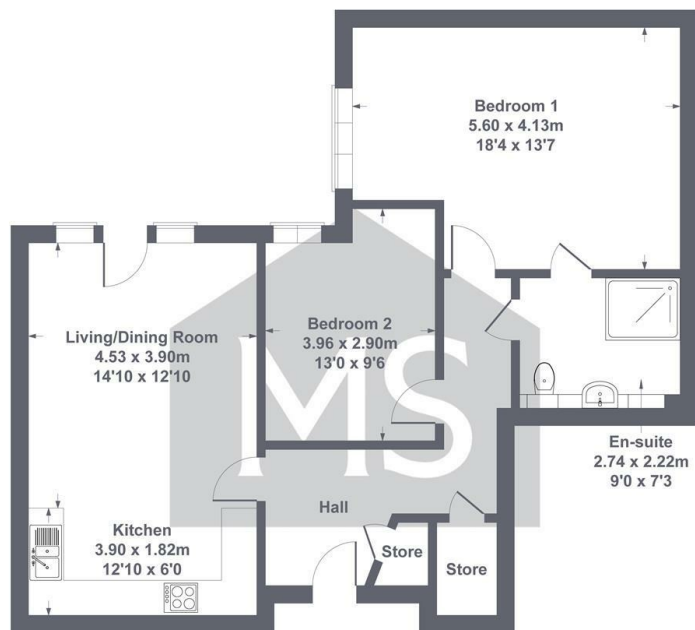
Shower room

Fully tiled, large walk in shower area, WC and wash hand basin. Doors both from bedroom 1 and the inner hallway. Radiator.





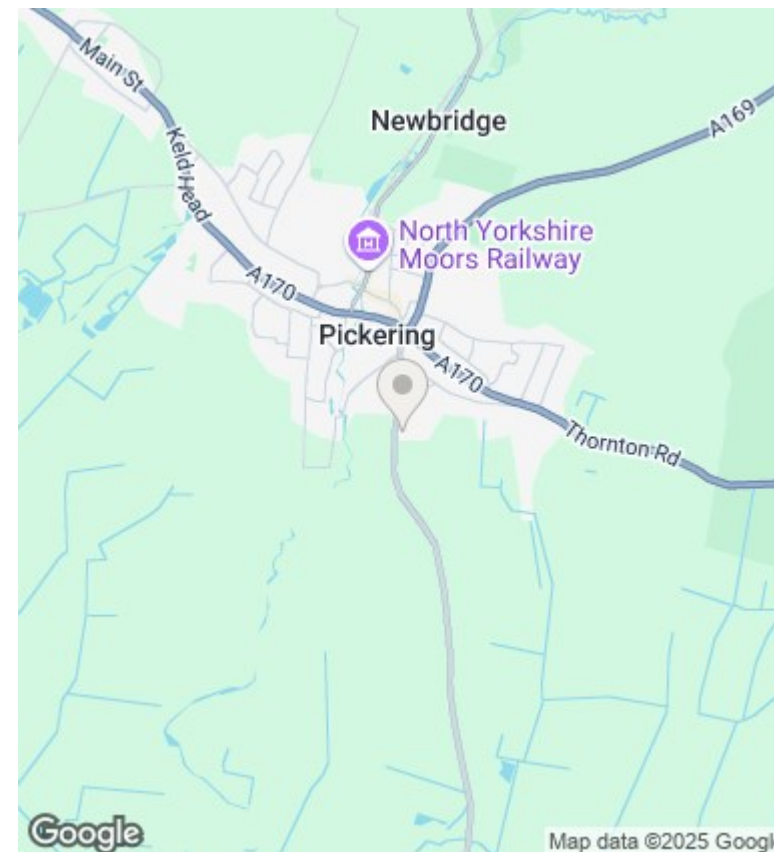
Approximate Gross Internal Area 850 sq ft - 79 sq m



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. 2024



Directions

Leave the town towards Malton whereby Mickel Hill is the last left turning and clearly signposted. Extensive parking is available on the left side in front of The Pavillion.

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		