

RICHARDSON & SMITH

Chartered Surveyors

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Valuers

APT 6, THE PAVILLIONS, MICKLE HILL, PICKERING. YO18 7ND

Pickering Town Centre ½ mile



A GOOD-SIZED AND WELL-APPOINTED 1 BEDROOM, GROUND FLOOR APARTMENT OFFERED FOR SALE WITH NO ONWARD CHAIN. SET WITHIN AN ESTABLISHED RETIREMENT VILLAGE LOCATION THIS IS A LOVELY FLAT WITH A PRIVATE PATIO AREA IN THE COMMUNAL GARDENS.

Accommodation:

Entrance Hallway, Lounge, Dining Kitchen, Double Bedroom, Shower Room, Store.
Small private garden area including patio. Communal Gardens and Parking.
Scheme Offers many additional facilities.

OFFERS ON: £150,000

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PARTICULARS OF SALE

This apartment can either be approached from the communal gardens, or via the internal secure corridors from the main reception.

From the corridor an entrance door opens into the apartment where there is a hallway which has a door opening to a private store cupboard and further internal doors opening to the remaining rooms of the property.



The main reception space is an open plan living room with a beautiful fitted kitchen at one end, with all the usual integrated appliances; a dining area in the middle of the room; and a sitting room area with a broad window facing onto the gardens at the other.



The Bedroom is a generous double size with sufficient space for both a double bed, wardrobes and drawers etc, plus a seating area near to the glazed door and windows facing out onto the gardens. An internal door opens to the shower room.

The Shower Room has doors to both the hallway and bedroom and has a free draining floor with a shower in the corner and glazed screen, a wash basin and a WC with a concealed cistern.



There are emergency alarms in the hallway and shower room linked to the care and support teams which is manned 24 hours a day.



From the bedroom a glazed door opens out onto a private brick paved patio and garden area which leads out directly into the beautifully kept communal gardens which wrap around the building.

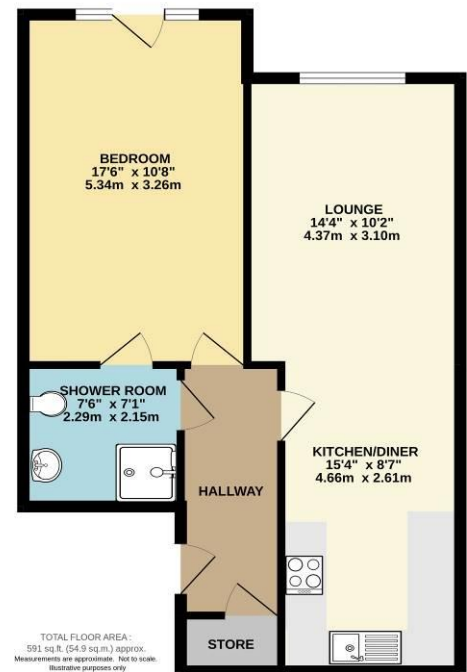


Additional Facilities

This retirement village was built in around 2015 and offers a range of on-site facilities for residents including:

- * Café bistro
- * Cinema
- * Hair and beauty salon
- * Guest suite
- * Gym
- * Activities and craft room
- * Library and IT suite
- * Residents lounge
- * Convenience shop
- * Laundry

Further information on the scheme can be found at www.rangefordvillages.co.uk/villages/mickle-hill



Pickering

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.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Directions: The Mickle Hill development lies on the side of the Malton Road leaving Pickering. The Pavillions lie on the left hand side as you enter the site and Apartment 6 is a ground floor unit, facing into the gardens to the rear of the building. See also location plan.

Services: The property is connected to mains water, electric and sewerage. Heating and hot water are provided from a communal boiler under the service charge, see below.



Council Tax: Band 'C' Approx £1,804 for 2023/4. North Yorkshire Council. Tel: 0300 131 2131.

Tenure: 125 year leasehold from 2015.

Ground Rent: £340.10 per annum. Reviewed October 2020 and every fifth year after.

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

Service Charge: £328.86 per month. This covers communal cleaning and maintenance, external window cleaning, water and sewage, buildings insurance and estate management. It includes the cost of services for the communal areas. Water, hot water and heating are included in the service charge but electricity is supplied separately to each apartment.

Wellbeing Charge: £235.65 per month. This includes 24hr staffing on site, help in an emergency and the co-ordination of activities and events program. Rangeford Villages do not include nursing care, but details of additional services are available on request.

A contingency fund contribution is payable upon re-sale. Details available from the sales team at Mickle Hill.

Post Code: YO18 7ND

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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