



Peter  
**illingworth**  
ESTATE AGENTS

**Apartment 41 ,The Pavilion, Mickel Hill, Pickering, YO18 7ND**  
**Price Guide £159,950**

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)  
Leasehold Property Tax Band C  
EPC Rating Band B

Apartment 41 is a brand-new, two-bedroom first-floor home nestled within The Pavilion - the vibrant heart of Mickle Hill's purpose-built retirement village. This exclusive development offers more than just a place to live; it's a community designed for comfort, wellbeing, and enjoyment.

As part of a special offer, the purchaser will benefit from two years of covered Monthly Service Charges, Wellbeing Fees, and Peppercorn Ground Rent – a rare and valuable incentive.

The Pavilion is a hub of activity and relaxation, offering facilities that rival those found on a luxury cruise. Residents enjoy access to a Café Bistro, Lounge, Licensed Bar, Convenience Store, Beauty Salon, Fully Equipped Gym, Library & IT Bar, Cinema Room, Landscaped Gardens, Activities Room, and a Guest Suite for visiting friends and family. Bespoke care packages and 24-hour staffing provide peace of mind and tailored support.

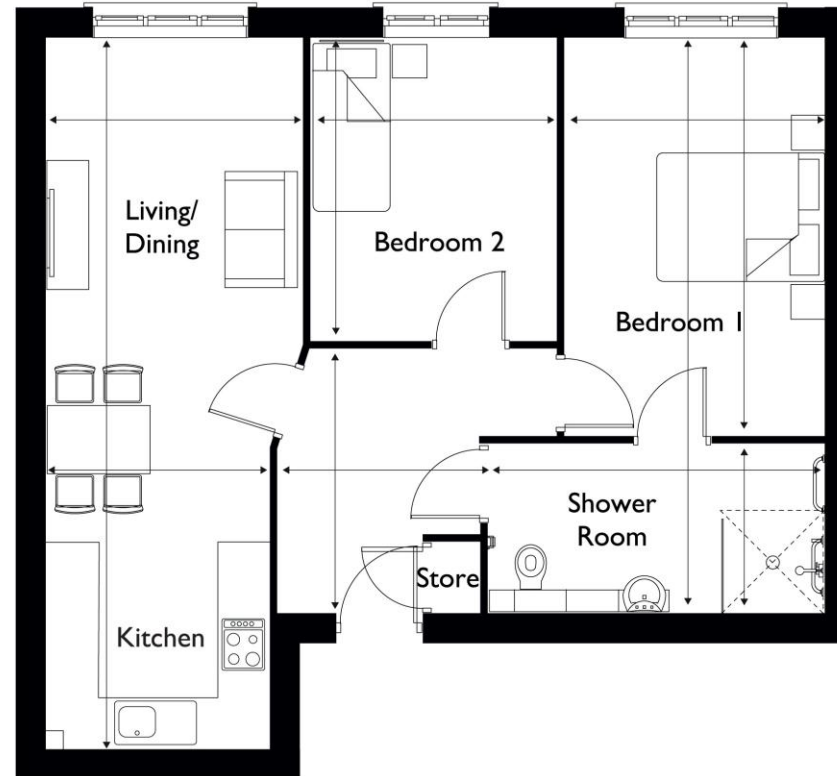
Apartment 41 also includes access via the Pavilion to a secure communal courtyard, perfect for enjoying the outdoors in privacy and safety. With a west-facing aspect, this apartment is bathed in afternoon light – ideal for unwinding and enjoying soaking up the atmosphere.



# RANGEFORD VILLAGES

MICKLE HILL  
PICKERING

## The Newbridge 2 bedroom Apartment



### Dimensions

Living/Dining	5.69m x 2.97m	18.68ft x 9.74ft
Kitchen	2.54m x 2.47m	8.35ft x 8.13ft
Bedroom 1	4.63m x 3.05m	15.19ft x 10.02ft
Bedroom 2	3.52m x 2.86m	11.55ft x 9.38ft
Shower Room	1.92m x 3.95m	6.30ft x 12.98ft
<b>Total Area</b>	<b>64.98m<sup>2</sup></b>	<b>699ft<sup>2</sup></b>

*Any sizes and dimensions provided are for indicative guidance purposes only and are not intended to be used for items of furniture. Bathroom, kitchen and wardrobe layouts are indicative only and are subject to change. Apartment areas are provided as gross internal areas and may vary.*

*In keeping with our policy of continuous improvement Rangeford reserves the right to change or update its products and services, which may result in some of the details displayed being superseded. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.*

[www.RangefordVillages.co.uk](http://www.RangefordVillages.co.uk)





**Tenure:** We understand the property to be leasehold with a term of 125 years from October 2015.

**Service Charge:** Included for the first two years. This includes:  
Village Manager and supporting team. Safety and security: emergency call system, door entry to the apartments, communal fire alarms and smoke detectors.

**Wellbeing Charge:** Included for the first two years, this includes 24-hour emergency support response and emergency services co-ordination, help in an emergency and co-ordination of activities and events programme.

A contingency fund contribution is payable upon re-sale. Details available from the sales team at Mickle Hill. Domiciliary care is arranged through Rangeford Villages, the operator of the Village

**Ground Rent:** Peppercorn.

**Note:** Please contact our office for full details of the Key Facts for Leaseholders

**Energy Performance Rating:** Band B

**Property Tax:** Band C

**Need to sell your own property?** Contact Peter Illingworth on 01751 475557 for no-obligation advice.

**Viewing:** Strictly by appointment through the agents Kirkbymoorside office, 16, Market Place, Kirkbymoorside, York.  
Tel: 01751 475557 or Rangeford Villages Pickering, Mickle Hill Tel (01751) 245000





16 Market Place, Kirkbymoorside,  
York, YO62 6DA

T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557

E. maltonhub@peterillingworth.co.uk

T. 01751 475557

E. pickering@peterillingworth.co.uk

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)

41-43, Maddox Street, London, W15 2PD

T. 08701 127 099

E. info@mayfairoffice.co.uk

W. www.mayfairoffice.co.uk



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