

Peter  
**illingworth**  
ESTATE AGENTS

**31, Mickle Hill, Pickering, YO18 7NB**  
**Price Guide £315,000**

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



The development known as Mickle Hill is purpose built as a retirement village for the over 60's. No 31 is a luxury two bedroom dormer bungalow set in the landscaped grounds of Mickle Hill and situated close to the Pavilion and ideal to access the activities and facilities available. The Pavilion, is the real hub of the site. The Pavilion boasts a splendid range of facilities that might to some extent be expected to be found on a cruise ship. Including: Cafe Bistro, Residents Lounge, Licensed Bar, Convenience Store, Hair and Beauty Salon, Equipped Gym, Library, Cinema Room, Landscaped Gardens, Activities Room and Guest Suite. Bespoke care options are available with 24 hour staffing.

To the front of the property there is private brick set car standing, open plan lawned garden area and a part enclosed patio area to the rear.

The ancient market town of Pickering has a good range of local amenities and is home to the North York Moors Railway. The Great Dalby Forest and the North York Moors National Park are within a short drive. The ancient City of York and the coastal resorts of Scarborough and Whitby are easily commutable.





# RANGEFORD VILLAGES

MICKLE HILL PICKERING

## The Welburn 2 bedroom Bungalow



Ground Floor



First Floor

### Dimensions

Living Room	5.13m x 3.31m	16.83ft x 10.86ft
Kitchen/ Dining	4.63m x 3.38m	15.19ft x 11.09ft
Bedroom 1	3.83m x 3.65m	12.57ft x 11.97ft
Bedroom 2	5.94m x 4.00m	19.50ft x 13.12ft
Shower Room	2.31m x 2.18m	7.58ft x 7.15ft
Shower Room	3.30m x 1.80m	10.85ft x 5.90ft
<b>Total Area</b>	<b>96.40m<sup>2</sup></b>	<b>1038ft<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.*

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[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:** The monthly service charge for the bungalow is £282.79 per month from 1st July 2023 this changes annually (Now Renewed July). This includes 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.

**Wellbeing Charge:** £235.65 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.

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

**Ground Rent:** £453.48 per annum. The Ground Rent payable will increase in line with the Retail Price Index every 5 years from 1st October 2015.

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

**Energy Performance Rating:** Band B

**Property Tax:** Band D

**Photography:** By Peter Illingworth

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

**Viewing:** Strictly by appointment through the agents Pickering office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557



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