

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Apartment 6, Mickle Hill, Pickering, YO18 7ND

£139,000

- Chain free sale
- Open plan living
- Generous size
- Lovely patio area
- Large double bedroom
- Retirement village

# Mickle Hill, Pickering YO18 7ND

PARTICULARLY GOOD SIZED GROUND FLOOR APARTMENT OFFERED FOR SALE WITH NO ONWARD CHAIN. HALLWAY, OPEN PLAN LIVING/DINING AND WELL FITTED KITCHEN WITH APPLIANCES, LARGE DOUBLE BEDROOM, JACK&JILL WET ROOM. LOVELY PAVED PATIO AREA OFF THE BEDROOM. GAS CENTRAL HEATING. ESTABLISHED RETIREMENT VILLAGE LOCATION.



Council Tax Band: C



## 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 = £1804.13 per annum.

## ENTRANCE HALLWAY

Built in cupboard. Radiator.

## LIVING/DINING ROOM

Open plan but of a generous size allowing more than ample living/dining space. Rear window with radiator under.

## KITCHEN

Well fitted base and wall units. Built in oven, hob, extractor fan, fridge/freezer, dishwasher and washer/dryer.

## BEDROOM

Sizeable double bedroom with rear windows and door into lovely brick paved patio area. Door leading into:-

## SHOWER ROOM

With 'jack and jill' access from both the bedroom and hallway. Generous walk in shower, WC and hand basin. Tiled walls and 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 £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 heating, lighting and water for the communal areas.

Water, hot water and heating are included in the service charge but electricity is metered 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 programme. Rangeford Villages 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.

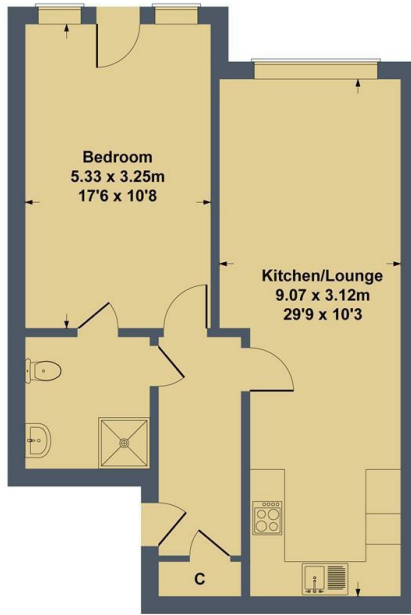
## TENURE

Leasehold, 125 years from 2015.

## RESALE

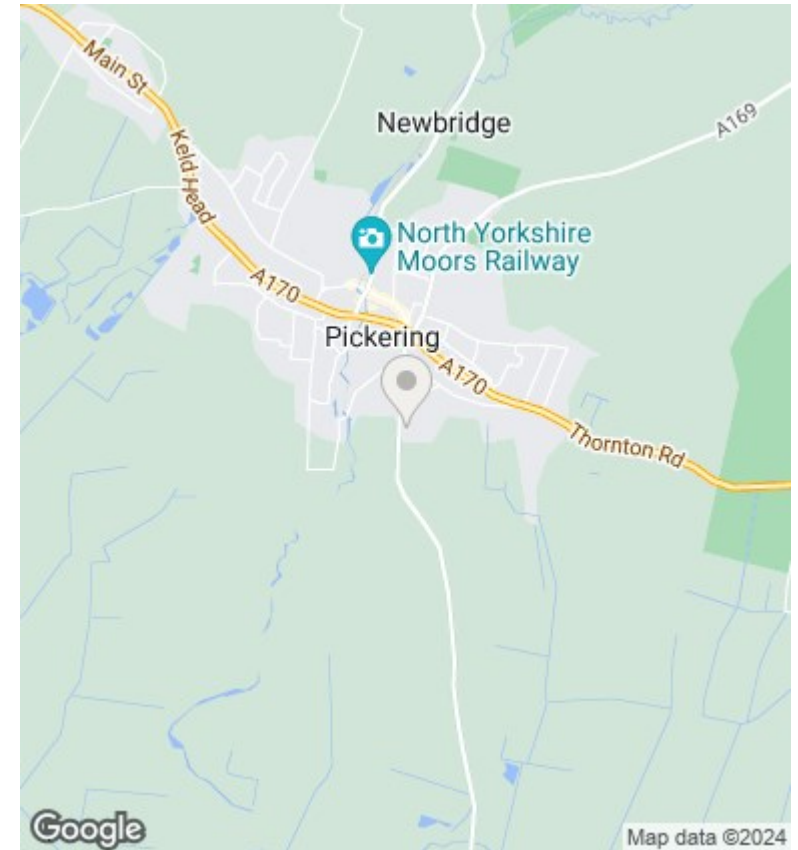
A contingency fund contribution is payable upon resale. Details available from the sales office at Mickle Hill.

Approximate Gross Internal Area 620 sq ft - 58 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. 2021



## Directions

Ground floor apartment, small garden. empty. deceased estate.

## 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			95
(92 plus) A			
(81-91) B		83	
(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	