



## 8 Spire View | Pickering, YO18 7DE

8 Spire View is a unique and superbly presented end town house situated in the exclusive development having a favourable position being built and fitted to an extremely high specification on this gated site., internal viewing is highly recommended. Comprising Reception hallway, attractive and spacious sitting room with large picture window, inner hallway, shower room, dining kitchen, first floor; landing, master bedroom including fitted wardrobes with en suite bathroom, guest bedroom with fitted

wardrobes, balcony overlooking the attractive communal gardens. Within the complex there is a resident swimming pool, resident guest accommodation and communal orangery, attractive communal gardens, allocated undercover parking space with secure storage plus additional guest parking. The property was the original show home and benefitting from under floor zoned gas fired heating system and double glazing. The property is being offered with no upward chain



**Guide Price £250,000**



# 8 Spire View | Pickering



## Entrance Door

Leads to:

## Hallway

With built in cupboard with underfloor heating unit.

## Sitting Room

15'11" x 15'6" max to 11'11" min (4.85m x 4.72m max to 3.63m min)

Attractive and spacious sitting room with large picture window overlooking pretty communal gardens; downlighting, wall lights.

## Inner Hallway

With tiled flooring, useful utility cupboard with space for washing machine and tumble dryer; shelving.

## Shower Room

This is a wet room which is fully tiled and drains to a central floor drain; wash basin with mixer tap, low flush w.c. Wall mounted bathroom cabinet.

## Dining Kitchen

16'6" max to 11'10" min x 15'7" (5.03m max to 3.61m min x 4.75m)

Comprising single drainer sink unit with mixer tap over, granite work surfaces and splash-backs, wall and base units incorporating drawer compartments; Siemens built in oven, four ring hob, extractor canopy, built in fridge/freezer, built in dishwasher; tiled flooring, double glazed window to rear elevation; downlighting and doors lead to outside terrace with timber decking. The dining area of the "dual height" dining kitchen has two velux roof lights.

## First Floor

With door to balcony and doors to two bedrooms.

## Balcony

Balcony with views over communal gardens.

## Master Bedroom

14'1" average x 11'11" (4.29m average x 3.63m)

With two double glazed picture window to front elevation, additional small window, door to balcony, downlighting, access to roof space and fitted wardrobe.



### En Suite Bathroom

Shower cubicle and shower unit being tiled, tiled panelled bath, wash hand basin, low flush w.c.; tiled splash-backs, tiled flooring. Feature alcove with downlighting. Chrome heated towel rail. Bathroom cupboard.

### Bedroom Two

9'1" into wardrobe max to 6'11" min x 8'0" (2.77m into wardrobe max to 2.11m min x 2.44m)

Two double glazed sky light windows.

### Services

Water, electricity and drainage.

Underfloor heating throughout the property which is a communal gas fired system.

Bathroom, kitchen and downstairs shower room have automatic "expelair" ventilation system.

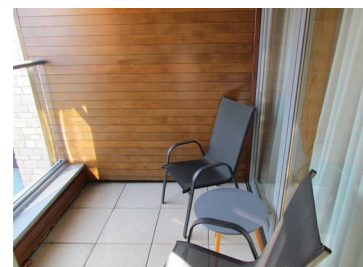
### Tenure

The property is commonhold with a

monthly service charge from the 1st April 2023 of £ 366.00. Commonhold scheme with 15 properties.

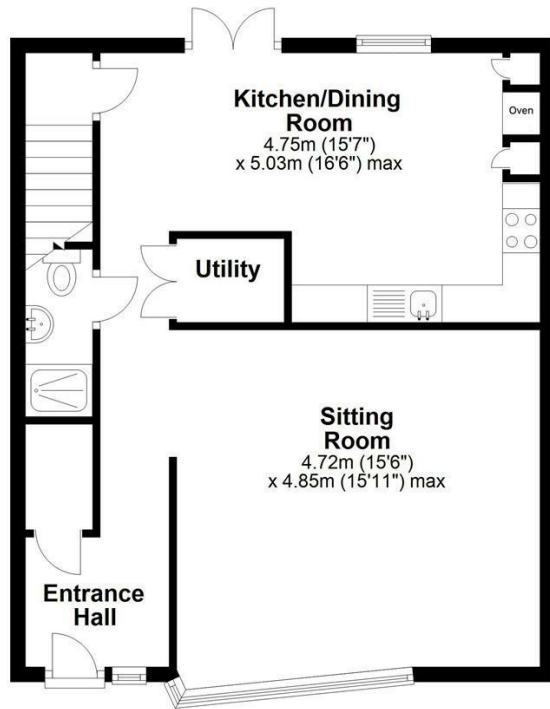
### Communal Areas

- 1.) Secure site, gated, cctv and intercom.
- 2.) Residents lift.
- 3.) Residents swimming pool.
- 4.) Residents guest accommodation.
- 5.) Residents communal orangery.
- 6.) Communal gardens.
- 7.) Allocated under cover parking space with secure storage plus additional guest parking.
- 8.) Each property has an individual outside storage unit in car port.

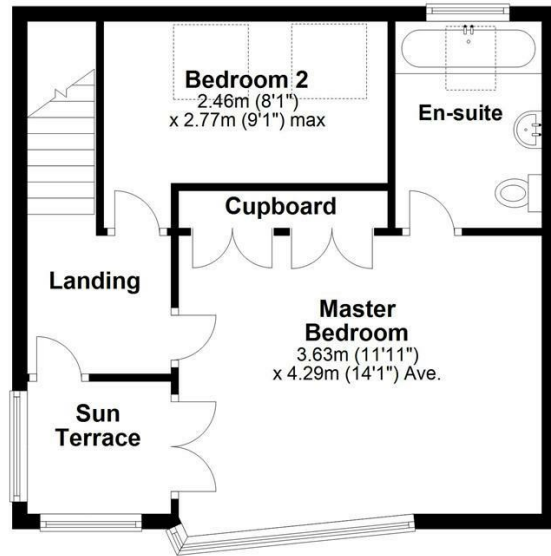


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## Ground Floor



## First Floor



## 8 Spire View, Pickering

### VIEWING

Strictly By Appointment with the agents

### COUNCIL TAX BAND

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### ENERGY PERFORMANCE RATING

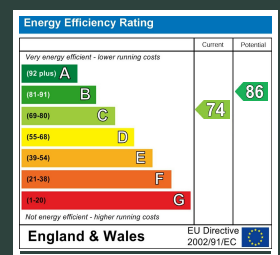
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St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk

[boultoncooper.co.uk](http://boultoncooper.co.uk)



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