

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



23 WILLOW COURT, PICKERING, NORTH YORKSHIRE, YO18 7EY

**A well presented ground floor retirement flat
just a couple of minutes walk from the town centre**

Entrance Hall

Bathroom

Communal Gardens

Sitting Room

Double Glazing

Close to Town's amenities

Kitchen

Electric Heating

EPC Rating D

Two Bedrooms

Rear Patio

NO ONWARD CHAIN

PRICE GUIDE: £125,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Pickering is a thriving market town that lies on the A170, Thirsk to Scarborough Road. It has a good range of shops, an active Monday market and amenities that include Doctors surgery, Dentists and Library. There are excellent road links to the neighbouring market towns of Helmsley, Malton and Kirkbymoorside, East Coast and the City of York. Malton has a train station that runs to York, where an intercity service links to London in little over two hours.

Willow Court has the advantage of being a very short walk from the shops in the town centre yet a comfortable walk to Pickering's surrounding countryside. It comprises 26 mixed properties in a courtyard setting and is part of a managed sheltered housing scheme with a regularly visiting care manager. The development can be occupied by someone over the age of 55 years of age and/or registered disabled.

No.23 provides well presented accommodation at ground floor level benefitting from double glazing and electric heating. There is a good sized sitting room with electric fire to the front of the property and a well fitted kitchen overlooking the rear gardens as well as two bedrooms and a bathroom.

The property has a pretty garden immediately to the back door providing somewhere to sit on warmer days and there is also visitors and residents parking.

General Information

Services: Mains water and electric are connected. Connection to mains drains. Night storage heating. Personal emergency/security alarm. Telephone connection subject to usual British Telecom regulations.

Council Tax: We are informed by Ryedale district Council that this property falls in Band A.

Tenure: We are advised by the Vendor that the property is Leasehold on a 99 year lease that started in 1997 and that vacant possession will be given upon completion

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034

Directions: Approaching Pickering from a southerly direction along the A169 take a left hand turn signposted Recreation Road (immediately after the Petrol service station). Continue along this road for approximately 100 yards where Willow Court can be found on the right hand side.

Note: At least of 50% of the residents of the property must be aged 55 years of age or above or be registered disabled.

Willow Court is a joint management between developers and Accent Property Solutions Ltd and we are advised that there is a service charge of £526.20 per quarter that covers the following:

Part Time House manager Manager

Insurance (excluding contents)

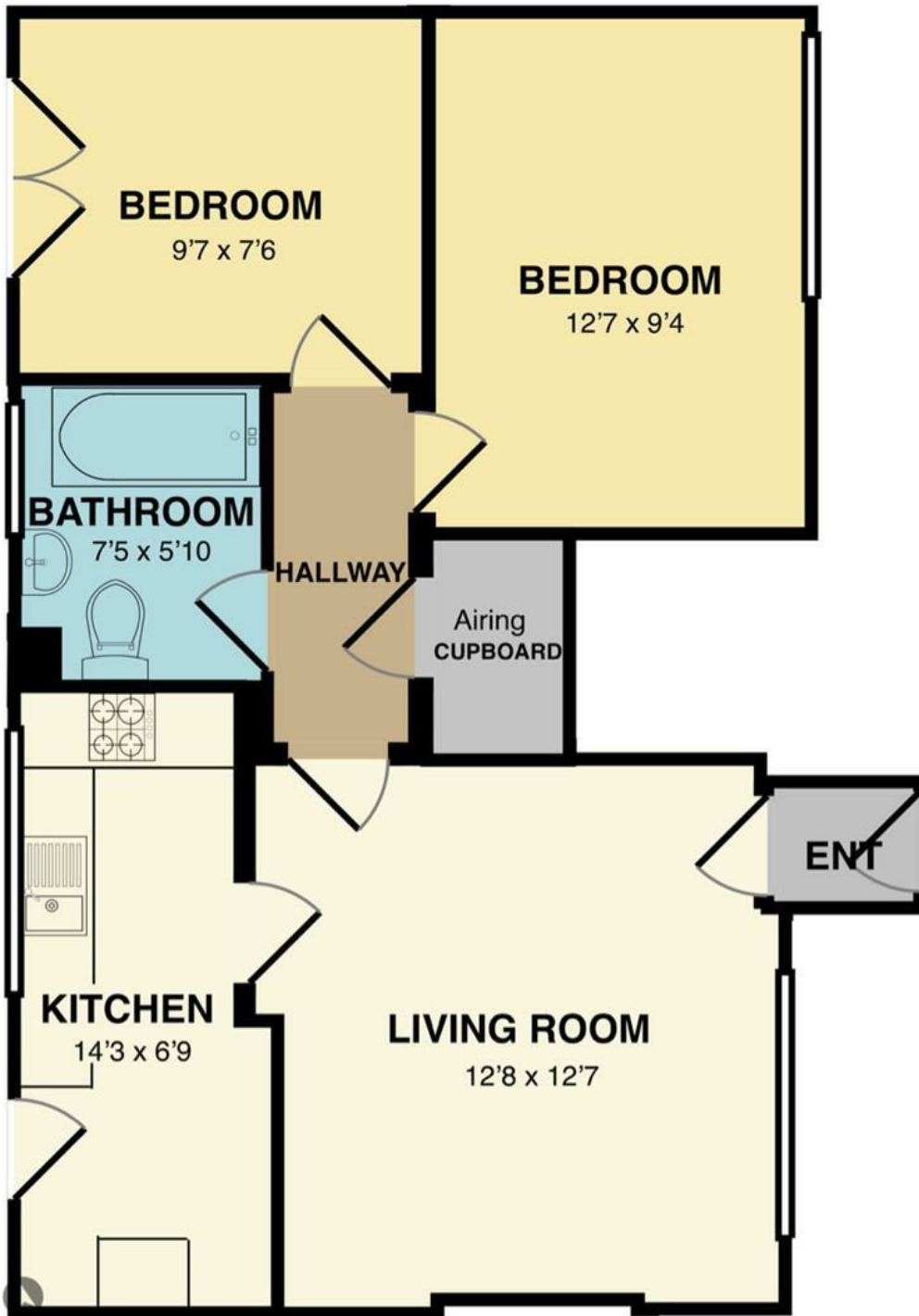
External maintenance and decoration

Maintenance of roads/landscaped garden areas

The property can be sold at any time in the usual way, but on a re-sale 1% will be charged by the Housing Association to cover administration and others costs.



Accommodation



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		64	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
		46	62
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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