

ROUNTHWAITE & WOODHEAD

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



APARTMENT 18 MICKLE HILL, PICKERING, YO18 7ND

A well presented ground floor apartment with a patio garden

Entrance

uPVC Double Glazing

Communal Grounds

Living Kitchen

Gas Central Heating

Residents Parking

Double Bedroom

Private Outside Space

On Site Facilities

Shower Room

24hr Emergency Alarm

EPC Rating B

PRICE GUIDE: £145,000

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 found at the foot of the North York Moors National Park, along the A170 Thirsk to Scarborough Road. As a result there are excellent road links to the East Coast, City of York and neighbouring market towns of Helmsley and Kirkbymoorside. The Coastliner bus service runs frequent buses through Pickering linking with Malton and its train station that provides a direct line to York and its Intercity London to Edinburgh service. Pickering has a good range of shops, 2 supermarkets, a Monday street market, doctors surgery, dentists and library.

Mickle Hill was designed specifically to cater for the needs of retirement living. The development consists of one and two bedroom apartments and two bedroom bungalows for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via call points within your home. The development, unlike other retirement options offers a community living experience that includes a cafe bistro, hair & beauty salon, library and IT suite, a gym, residents lounge, cinema, convenience shop and activity/craft room within the central pavilion all set within well kept landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply) and a laundry service if required.

Apartment 18 is a one bedroom, ground floor apartment located on the Eastern side of the Pavilion building and benefits from having a seating area outside of the living room patio doors. It has a large double bedroom with fitted wardrobes and a tiled shower room adjoining it. The sizeable, living kitchen has space enough for sitting and dining areas as well as a fitted kitchen with integrated white goods.

General Information

Services: Gas, Water and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central Heating. uPVC Double Glazing.

Council Tax: We are informed by Ryedale District Council that the property falls in band B.

Service Charge: A monthly management charge of £419.46 is currently payable and covers the following:-

- Communal cleaning and maintenance
- Cleaning of external windows
- Buildings Insurance
- Electricity, heating, lighting, power and water to communal areas
- Heating, Water and Hot water to the apartment
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas

Note: Ground rent - £340.10 per annum. Wellbeing Charge - £278.61 per month, which includes 24 hr staffing on site, help in emergency and the co-ordination of activities and event. The Service and Wellbeing charges will be reviewed annually, the next review taking place on 1st July 2026. A contingency fund contribution is payable upon resale, details available from Sales Office at Mickle Hill. It is a condition of purchase that all residents must meet the age requirements of 60 years.

Tenure: We are advised by the Vendors that the property is Leasehold held on 125 year Lease which commenced in 2015. Vacant possession will be given upon completion.

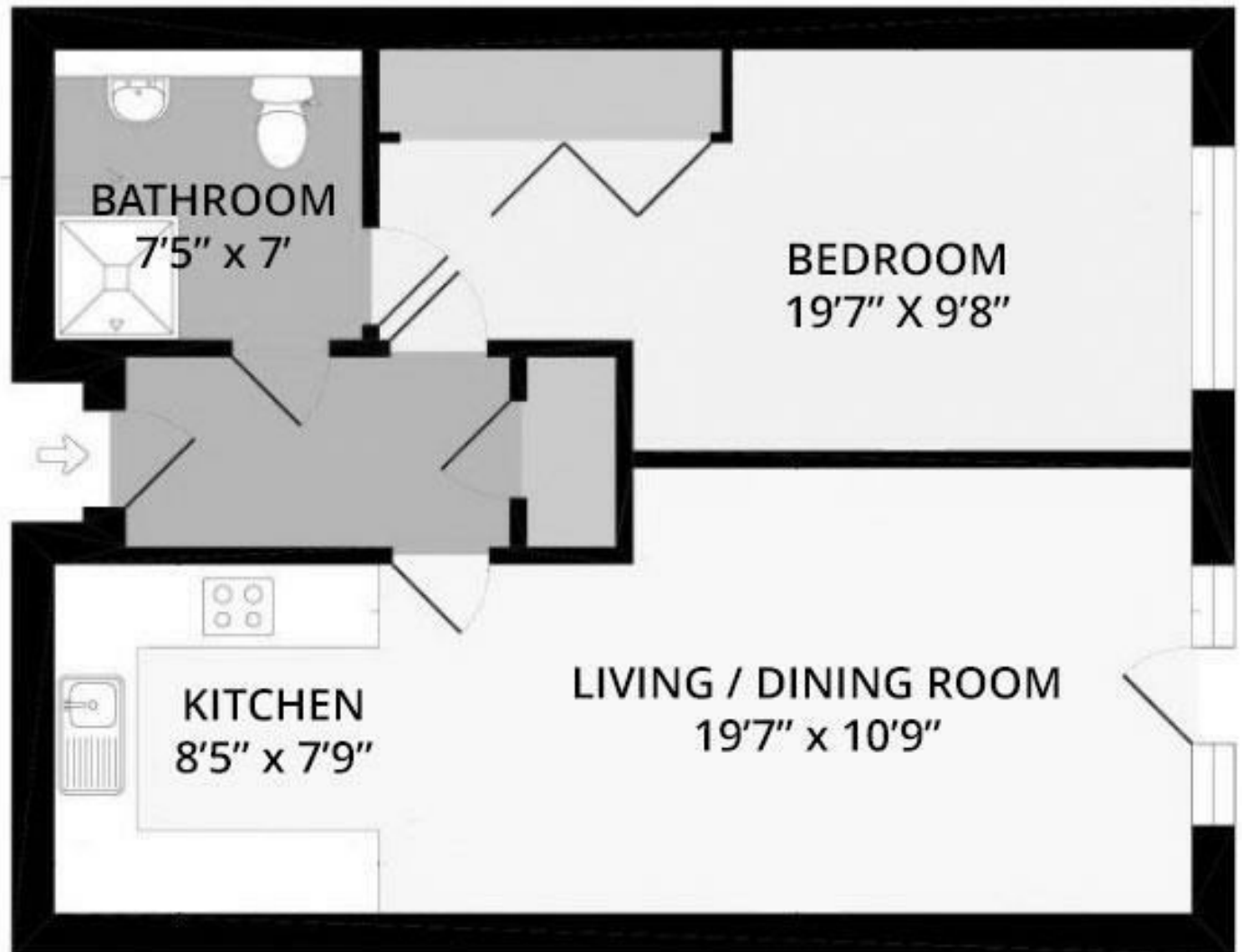
Viewing Arrangements: Strictly by prior appointment through the Agents. Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800



Accommodation

Apartment 18, The Pavilion, Mickle Hill

Approx. gross internal floor area 562 Sq. Ft / 52 sq. m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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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