

Peter
illingworth
ESTATE AGENTS



Apartment 65, The Pavilion, Mickle Hill, Pickering, YO18 7ND
Price Guide £149,950

www.peterillingworth.co.uk
Leasehold
Property Tax Band B, EPC Rating B

Apartment 65 is a one-bedroom, first-floor home nestled within The Pavilion - the vibrant heart of Mickle Hill's purpose-built retirement village. This exclusive development offers more than just a place to live; it's a community designed for comfort, wellbeing, and enjoyment.

The Pavilion is a hub of activity and relaxation, offering facilities that rival those found on a luxury cruise. Residents enjoy access to a Café Bistro, Lounge, Licensed Bar, Convenience Store, Beauty Salon, Fully Equipped Gym, Library & IT Bar, Cinema Room, Landscaped Gardens, Activities Room, and a Guest Suite for visiting friends and family. Bespoke care packages and 24-hour staffing provide peace of mind and tailored support.

Apartment 65 also includes access via the Pavilion to a secure communal courtyard, perfect for enjoying the outdoors in privacy and safety. With an east facing aspect, this apartment is bathed in the morning light – ideal for unwinding and enjoying soaking up the atmosphere. As well as this bright aspect, the apartment has lovely views over the gardens and the surrounding fields. These views can be enjoyed literally from the comfort of your armchair.

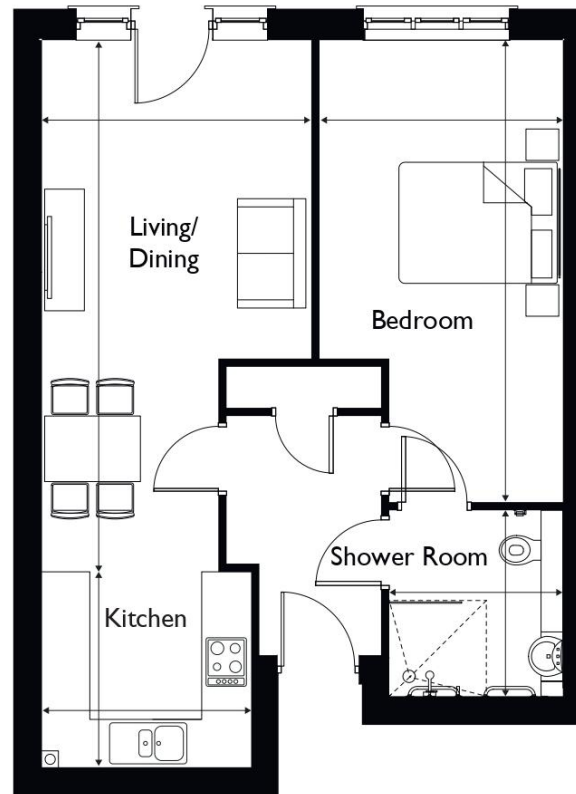
The ancient market town of Pickering has a good range of local amenities and is home to the North York Moors Railway. The Great Dalby Forest and the North York Moors National Park are within a short drive. The ancient City of York and the coastal resorts of Scarborough and Whitby are easily commutable.



RANGEFORD VILLAGES

MICKLE HILL
PICKERING

The Cropton 1 bedroom Apartment



Dimensions

Living/Dining	6.59m x 3.34m	21.19ft x 10.96ft
Kitchen	2.41m x 2.56m	7.92ft x 8.40ft
Bedroom	5.73m x 3.00m	18.79ft x 9.84ft
Shower Room	2.26m x 2.06m	7.44ft x 6.78ft
Total Area	54.26m²	584ft²

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.

In keeping with our policy of continuous improvement Rangeford reserves the right to change or update its products and services, which may result in some of the details displayed being superseded. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

www.RangefordVillages.co.uk









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 i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
 iii) no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.
 It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer.

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 apartment is £419.46 per month until 30th June 2026 this changes annually. 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.

Contingency information: Domiciliary care can be arranged through Rangeford Villages, the operator of the Village.

Wellbeing Charge: £278.66 per month until 30th June 26, 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: £340.10 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 B

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Coverage: EE, Vodafone, Three, O2

Satellite: BT, Sky

Photography: By Peter Illingworth

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

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

Viewing: Strictly by appointment through the agents Kirkbymoorside Office, 16, Market Place, Pickering, YO62 6DA. Tel: 01751 475557 or Rangeford Villages Pickering, Mickle Hill Tel (01751) 245000



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