

## 12 MILL HOUSE PICKERING



**An especially nicely orientated First Floor apartment within Mill House, a centrally located apartment building, specifically designed for the over 55's.**

Entrance hall – Sitting Room – Dining Area – Kitchen

Two bedrooms – Shower room.

Attractive communal gardens and off-street parking

Within moments from the centre of the town

AST Letting potential – Ideal Investment Opportunity

**NO ONWARD CHAIN**

### **GUIDE PRICE £115,000**

**Mill House is an attractive conversion of an original Mill Building, undertaken over 30 years ago to create secure accommodation for the over 55's.**

The property is divided into a number of self-contained apartments specifically designed for the retired, with such facilities as; a lift to all floors, 24-hour personal assistance alarms within the apartment and on-site laundry facilities. The day to day running of the building is handled by a management company which is designed to take the worry out of maintaining the building; a charge of £200 pcm is currently applicable.



The block is centrally located within the town, with all amenities only a short walk away. No 12 can be found on the First Floor of the building and comprises the following: entrance hall with two fitted storage areas, open plan sitting room through to the dining area and fitted kitchen. Two bedrooms and house shower room. The property is centrally heated and has double glazed units. Outside there is off street secure parking and private communal gardens.

Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including sport centre, restaurants, public houses and an array of retailers.

## **ACCOMMODATION COMPRISES**

### **ENTRANCE HALL**

Timber front door. Intercom system to the Main Entrance. Radiator. Telephone point. Two walk in storage cupboards – one housing the hot water cylinder.

### **LIVING ROOM**

4.70 m(15'5") max x 3.60 m(11'10")

Dual aspect; Casement windows to the side and rear; south facing to the rear. Radiator. Television point. Coving. Open to;



### **DINING AREA**

2.70 m(8'10") x 2.40 m(7'10")



## KITCHEN

2.30 m(7'7") x 2.28 m(7'6")

Fitted base and wall units incorporating one and a half bowl stainless steel sink unit. Integrated electric oven. Electric four-point hob with extractor fan overhead. Tiled splash back. Space for fridge freezer. Washing machine point. Dishwasher point.



## SHOWER ROOM

2.12 m(6'11") x 1.13 m(3'8")

White suite; bath with shower shower overhead. Wash hand basin set on a vanity plinth. Low flush WC. Tiled walls to part. Radiator. Extractor fan.



## BEDROOM ONE

3.30 m(10'10") x 3.30 m(10'6")

Dual aspect with windows to the front and rear, with an attractive view up stream. Radiator. Coving. Television point.



## BEDROOM TWO

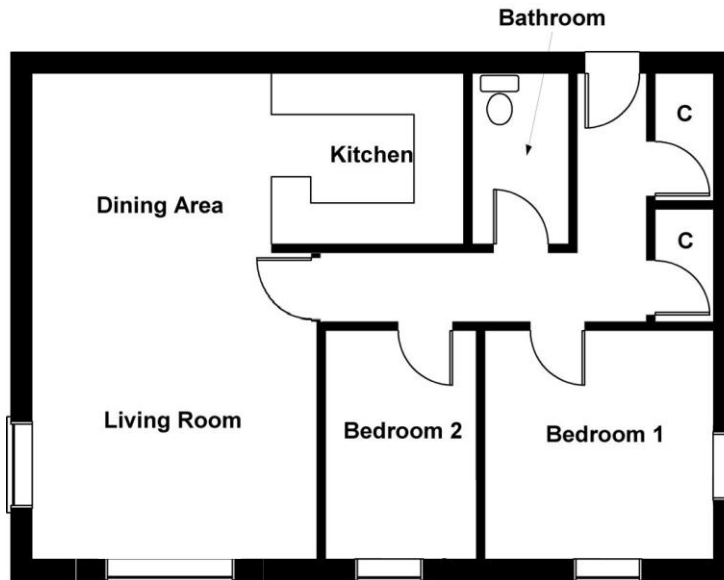
2.50 m(8'2") x 2.10 m(6'11")

Window to the front. Radiator.

## OUTSIDE

Mill House is situated at the bottom of Potter Hill and is surrounded on two sides by private gardens which have a pretty view across the Beck and up towards Market Place. T

There is a mixture of lawn and paved areas, with a number of well positioned benches from which to enjoy the garden and the well stocked borders provide plenty of year round colour and interest. There is Off-street parking available on site.



## **GENERAL INFORMATION**

- Services: Mains water, drainage, electric, gas.  
 Council Tax: Band B  
 EPC: Current C/75 Potential C/77  
 Tenure: We understand that the property is leasehold held on 125 year Lease which commenced in 1988. Vacant possession will be granted upon completion.  
 Viewing: Strictly by appointment with the Agent's Pickering office.  
 Other: A monthly management charge of £200.00 per calendar month  
 Post Code; YO18 8BJ

*These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

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