



Apartment 31, The Pavilion, Mickle Hill, Pickering, YO18 7ND
Price Guide £250,000

The development known as Mickle Hill is purpose built as a retirement village for the over 60's. No 31 is the largest of the two bedroom ground floor luxury apartments, with private patio and is set within the impressive area known as the The Pavilion, the real hub of the site. The Pavilion boasts a splendid range of facilities that might to some extent be expected to be found on a cruise ship. Including: Cafe Bistro, Residents Lounge, Licensed Bar, Convenience Store, Beauty Salon, Equipped Gym, Library and IT Bar, Cinema Room, Landscaped Gardens, Activities Room and Guest Suite. Bespoke care options are available with 24 hour staffing.

The purchaser of No 31 will have the comfort of being able use the communal courtyard, which is totally secure, in addition to their own private patio. The apartment is south west facing and therefore benefits from maximum sunlight.





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 £400.82 per month from 1st July 2024, this changes annually. This includes utilities charges for water, hot water and heating, whilst also covering for 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, door entry to the apartments, communal fire alarms and smoke detectors.

Wellbeing Charge: £259.22 per month, 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: £453.48 per annum.

Note: Please contact our office for full details of the Key Facts for Leaseholders

Energy Performance Rating: Band B

Property Tax: Band C

Photography: By Peter Illingworth

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Need advice on buying through another agent? Contact Helen Shaw on 01751 431107 for an independent inspection by an experienced Chartered Surveyor, backed up by the RICS HomeBuyer report.

Viewing: Strictly by appointment through the agents Pickering office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557





The Marton

2 bedroom apartment

Dimensions

Living/Dining	4.53m x 3.90m	14.88ft x 12.82ft
Kitchen	1.82m x 3.90m	5.97ft x 12.82ft
Bedroom 1	4.13m x 5.60m	13.55ft x 18.38ft
Bedroom 2	3.96m x 2.90m	13.01ft x 9.5ft
Shower Room	2.22m x 2.74m	7.20ft x 8.94ft
Total Area	80.22m²	863ft²

Note: For Apartment 31, the floor plan is the mirror image of this plan







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