

Peter  
**illingworth**  
ESTATE AGENTS



**Apartment 11, The Pavilion, Mickle Hill, Pickering, YO18 7ND**  
**Price Guide £230,000**

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)



The development known as Mickle Hill is purpose built as a retirement village for the over 60's. No 11 is a two bedroom ground floor luxury apartment, with sole use of patio from living room that overlooks gardens yet 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 Apartment No 11 will have the comfort of being able to use the communal courtyard, which is totally secure. The apartment is West facing.

**NO ONWARD CHAIN**







**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. Domiciliary care is arranged through Rangeford Villages, the operator of the Village

**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

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

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





# RANGEFORD VILLAGES

MICKLE HILL PICKERING

## The Hawnby 2 bedroom Apartment



### Dimensions

Living/Dining	4.91m x 3.22m	16.12ft x 10.59ft
Kitchen	2.12m x 2.19m	6.95ft x 7.20ft
Bedroom 1	4.86m x 3.09m	15.88ft x 10.15ft
Bedroom 2	3.53m x 3.00m	11.58ft x 9.84ft
Shower Room	3.24m x 2.16m	10.64ft x 7.10ft
<b>Total Area</b>	<b>67.08m<sup>2</sup></b>	<b>722ft<sup>2</sup></b>

*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.*

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[www.RangefordVillages.co.uk](http://www.RangefordVillages.co.uk)











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