



Apartment 90, Pickering, YO18 7ND  
Price Guide £185,000

The development known as Mickle Hill is purpose built as a retirement village for the over 60's. Apartment 90, is a luxury two bedroom second floor flat in an exclusive part of the Pavilion and ideal to access the activities and facilities available. The Pavilion, is the real hub of the site. The Pavilion boasts a splendid range of facilities including: Cafe Bistro, Residents Lounge, Licensed Bar, Convenience Store, Beauty Salon, Equipped Gym, Library, Cinema Room, Landscaped Gardens, Activities Room and Guest Suite. Bespoke care options are available with 24 hour staffing.

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.

No onward chain.



## The Hawnby

### 2 bedroom apartment

#### Dimensions

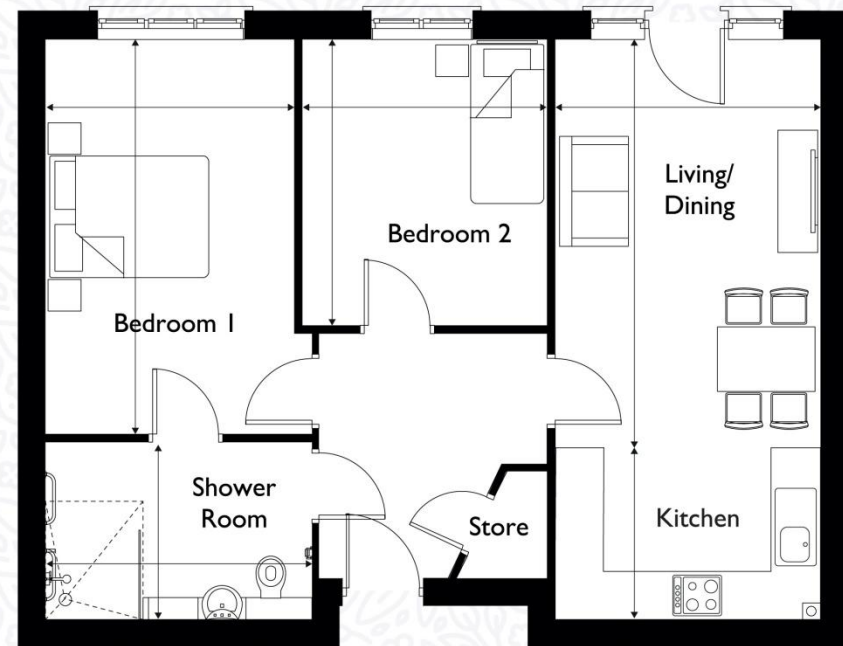
Living/Dining	4.91m x 3.22m	16.12ft x 10.59ft
Kitchen	2.12m x 2.19m	6.95ft x 7.20ft
Bedroom 1	4.86m x 3.09m	15.88ft x 10.15ft
Bedroom 2	3.53m x 3.00m	11.58ft x 9.84ft
Shower Room	3.24m x 2.16m	10.64ft x 7.10ft
<b>Total Area</b>	<b>67.08m<sup>2</sup></b>	<b>722ft<sup>2</sup></b>



**Mickle Hill**  
RETIREMENT VILLAGE



For identification purposes only







**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 flat is £344.48 per month from 1st July 2023 this changes annually (now renewed July). 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.

**Wellbeing Charge:** £235.65 per month (now renewed on 1st July), 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. 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

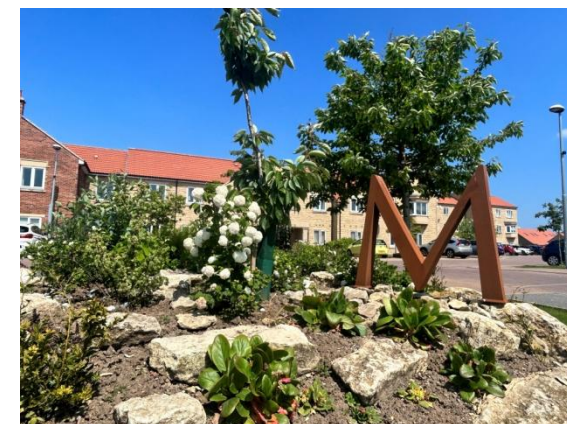
**Property Tax:** Band C

**Photography:** By Peter Illingworth

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

**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



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