

Peter  
**illingworth**  
ESTATE AGENTS

**77, Mickle Hill, Pickering, YO18 7NB**  
**Price Guide £330,000**

[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 77 is a luxury two bedroom end of terrace dormer bungalow with a designated car standing. Set in the landscaped grounds of Mickle Hill and situated close to the Pavilion which is ideal to access the activities and facilities available. The Pavilion, is the real hub of the site, and 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, Hair and Beauty Salon, Equipped Gym, Library, Cinema Room, Activities Room, Guest Suite as well as Landscaped Gardens. Bespoke care options are available with 24 hour staffing.

To the front are well stocked flower beds, together with a part enclosed patio area to the rear and gravelled sitting out area.

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.



# The Welburn

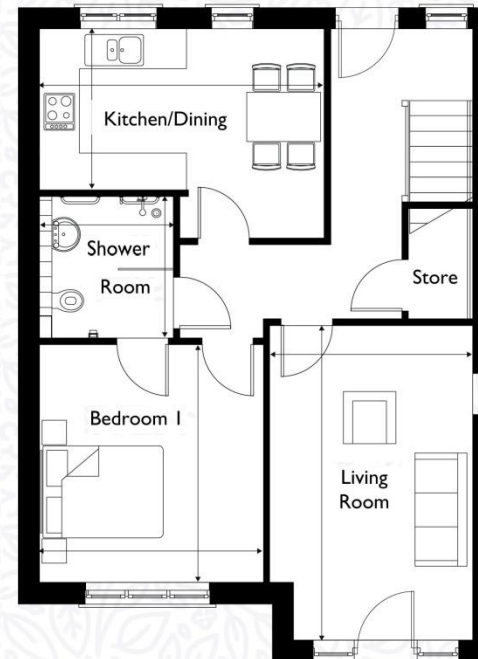
## 2 bedroom bungalow

### Dimensions

Living Room	5.13m x 3.31m	16.83ft x 10.86ft
Kitchen/ Dining	4.63m x 3.38m	15.19ft x 11.09ft
Bedroom 1	3.83m x 3.65m	12.57ft x 11.97ft
Bedroom 2	5.94m x 4.00m	19.50ft x 13.12ft
Shower Room	2.31m x 2.18m	7.58ft x 7.15ft
Bathroom	3.30m x 1.80m	10.85ft x 5.90ft
<b>Total Area</b>	<b>96.40m<sup>2</sup></b>	<b>1038ft<sup>2</sup></b>



**Mickle Hill**  
RETIREMENT VILLAGE



Ground Floor



First Floor





**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 bungalow is £392.60 per month fixed until 30th June 2027 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:** £291.20 per month fixed until 30th June 2027, 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 D

**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.

**Photography:** By Peter Illingworth

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**Viewing:** Strictly by appointment through the agents Kirkbymoorside office, 16, Market Place, Kirkbymoorside, York.  
Tel: 01751 475557 or Rangeford Villages Pickering, Mickle Hill Tel (01751) 245000



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