

**Apartment 66, The Pavilion, Mickle Hill, Pickering, YO18 7ND**  
**Price Guide £195,000**

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)  
Leasehold  
Property Tax Band C, EPC Rating B

Apartment 66 is a two-bedroom newly carpeted, first-floor home nestled within The Pavilion - the vibrant heart of Mickle Hill's purpose-built retirement village. This exclusive development offers more than just a place to live; it's a community designed for comfort, wellbeing, and enjoyment.

The Pavilion is a hub of activity and relaxation, offering facilities that rival those found on a luxury cruise. Residents enjoy access to a Café Bistro, Lounge, Licensed Bar, Convenience Store, Beauty Salon, Fully Equipped Gym, Library & IT Bar, Cinema Room, Landscaped Gardens, Activities Room, and a Guest Suite for visiting friends and family. Bespoke care packages and 24-hour staffing provide peace of mind and tailored support.

Apartment 66 also includes access via the Pavilion to a secure communal courtyard, perfect for enjoying the outdoors in privacy and safety. With an east-facing aspect, this apartment is bathed in morning light – ideal for unwinding and enjoying soaking up the atmosphere.

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.



# 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.*

*In keeping with our policy of continuous improvement Rangeford reserves the right to change or update its products and services, which may result in some of the details displayed being superseded. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.*

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





**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 £466.70 per month fixed until 30<sup>th</sup> 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, door entry to the apartments, communal fire alarms and smoke detectors. Includes also Gas and Water to the Apartment, leaving Electricity, Phone/ and

Broadband, TV licence and Council Tax to cover.

**Wellbeing Charge:** £291.20 per month fixed until 30<sup>th</sup> 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. Domiciliary care is arranged through Rangeford Villages, the operator of the Village

**Ground Rent:** . 2 bed homes £453.48 per year, payable on 1st April annually and 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

**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.

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

**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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