

Peter  
**illingworth**  
ESTATE AGENTS



**42, Mickel Hill, Pickering, YO18 7NB**  
**Price Guide £285,000**

[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 42 is a luxury two bedroom end of terrace 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 raised flower beds, together with a part enclosed patio area to the rear and sitting out area. Part bounded by raised flower beds.

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.

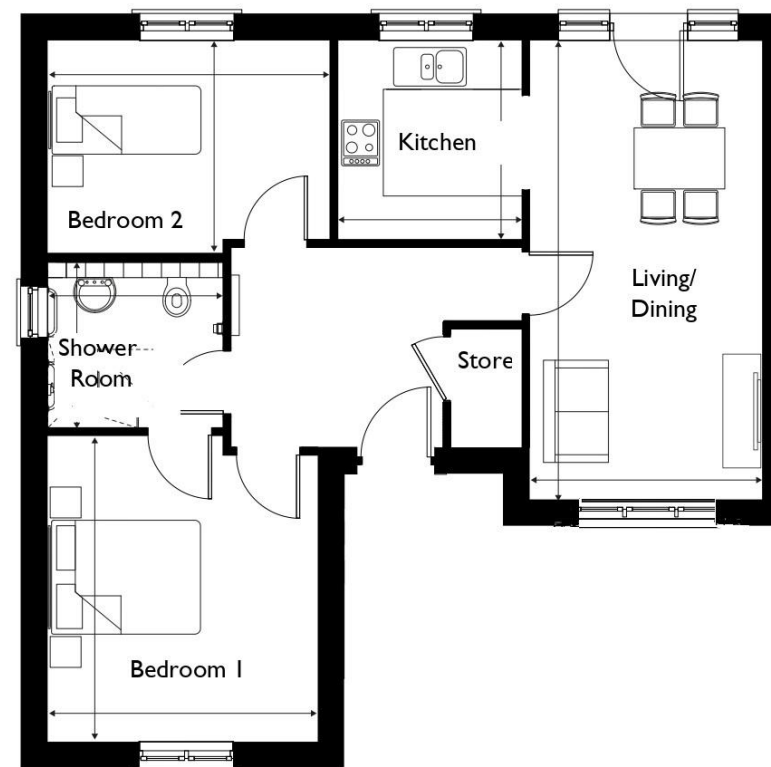




# RANGEFORD VILLAGES

MICKLE HILL  
PICKERING

## The Swinton 2 bedroom Bungalow



### Dimensions

Living/Dining	7.15m x 3.00m	23.48ft x 9.84ft
Kitchen	2.58m x 2.56m	8.48ft x 8.40ft
Bedroom 1	4.03m x 3.50m	13.22ft x 11.49ft
Bedroom 2	2.78m x 3.68m	9.15ft x 12.08ft
Shower Room	2.12m x 2.28m	6.97ft x 7.49ft
<b>Total Area</b>	<b>68.00m<sup>2</sup></b>	<b>732ft<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)











**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 £360.19 per month until 30th June 2026 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.

**Wellbeing Charge:** £278.66 per month until 30th June 26, 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 C

**Property Tax:** Band C

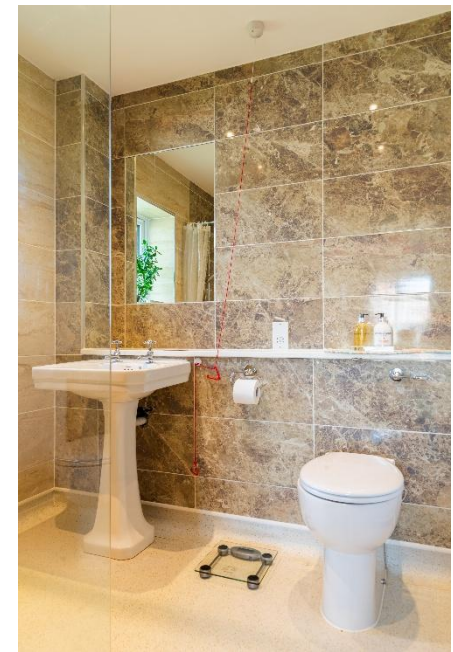
**Photography:** By Owner

**Mobile Coverage:** EE, Vodafone. Three and O2

**Broadband:** Basic 16 Mbps. Superfast 80 Mbps, Ultrafast 2000 Mbps

**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



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- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
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