



**Apartment 84, Pickering, YO18 7ND**  
**Price Guide £210,000**

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

Apartment 84 is a two -bedroom, second -floor home nestled within The Pavilion - the vibrant heart of Mickel Hill's purpose-built retirement village for the over 60's. 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 84 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 the morning light – ideal for unwinding and enjoying soaking up the atmosphere.

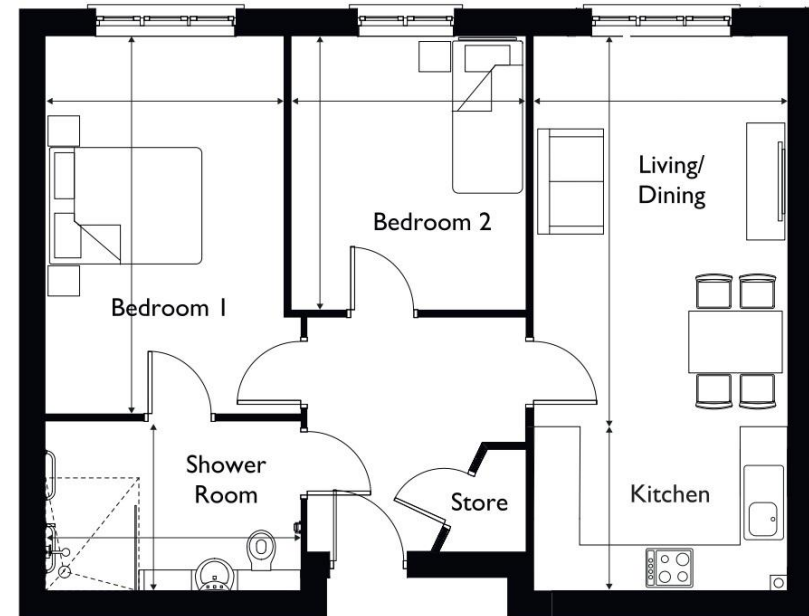
The ancient market town of Pickering has a good range of local amenities and is home to the North York Moors Railway. The Great Dalby Forest and the North York Moors National Park are within a short drive. The ancient City of York and the coastal resorts of Scarborough and Whitby are easily commutable.



# RANGEFORD VILLAGES

MICKLE HILL  
PICKERING

## The Hawnbly 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 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.

**Contingency information:** Domiciliary care can be arranged through Rangeford Villages, the operator of the Village.

**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 resale. 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

**Broadband:** Basic 16 Mbps, Superfast 80 Mbps

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

**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 Kirkbymoorside Office, 16, Market Place, Pickering, YO62 6DA. Tel: 01751 475557 or Rangeford Villages Pickering, Mickle Hill Tel (01751) 245000



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