

Peter
illingworth
ESTATE AGENTS

Apartment 69, The Pavilion
Mickle Hill, Pickering, YO18 7ND
Price Guide £215,000

www.peterillingworth.co.uk
Tenure Leasehold
EPC Band C Property Tax Band C

Apartment 69 is a two -bedroom, first -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.

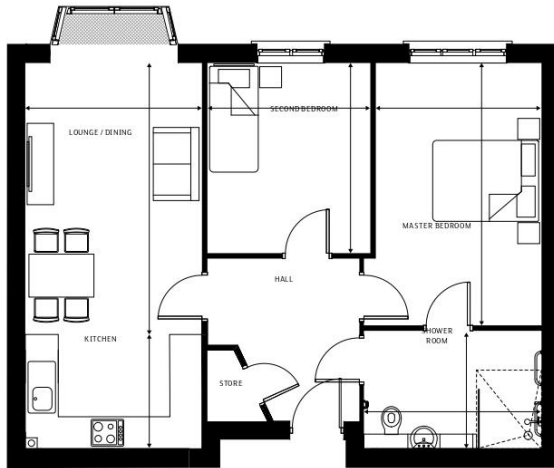
The Pavilion is a hub of activity and relaxation, offering facilities that rival those found on a luxury cruise. Residents enjoy access to a Café Bistro, Lounge, Licensed Bar, Convenience Store, Beauty Salon, Fully Equipped Gym, Library & IT Bar, Cinema Room, Landscaped Gardens, Activities Room, and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

Apartment 69 also includes access via the Pavilion to a secure communal courtyard, perfect for enjoying the outdoors in privacy and safety. With a southerly outlook. The lounge benefits from a south facing bay window with views across village to countryside beyond. This apartment has remote control blinds, fitted wardrobes and a well-appointed shower room.

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 HAWNBY BAY TWO BEDROOM APARTMENT



	Metres	Feet
Lounge / Dining	4.91m x 3.22m	16.12ft x 10.59ft
Kitchen	2.12m x 2.19m	6.95ft x 7.20ft
Master Bedroom	4.86m x 3.09m	15.88ft x 10.15ft
Second Bedroom	3.53m x 3.00m	11.58ft x 9.84ft
Shower Room	3.24m x 2.16m	10.64ft x 7.10ft
Total Area	67.08 sq m	722 sq ft

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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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 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.

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 (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 C

Property Tax: Band C

Broadband: Basic 16 Mbps, Superfast 80 Mbps

Mobile Coverage: EE, Vodafone, Three, O2

Photography: By Peter Illingworth

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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