

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Apartment 91 Mickel Hill, Pickering, YO18 7ND

£199,500

- Lovely south facing aspect and views
- Two good sized double bedrooms
- Jack and Jill shower room
- Extremely well presented throughout
- Offered with no onward chain
- Excellent range of facilities
- Located on the second floor
- Mains gas central heating
- Kitchen with integrated appliances



# Apartment 91 Mickle Hill, Pickering YO18 7ND

Mickle Hill is a purpose built retirement village for the over 60's, Apartment No 91 occupies a lovely south facing position on the second floor enjoying far reaching views towards the Yorkshire Wolds in the distance. Superbly bright and well presented having two double size bedrooms, Jack and Jill shower room and a spacious open plan living/dining kitchen with a full range of integrated appliances. Mickle Hill provides an excellent range of facilities including: Cafe Bistro, Residents Lounge, Licensed Bar, Convenience Store, Beauty Salon, Equipped Gym, Library and IT Bar, Cinema Room, Landscaped Gardens, Activities Room and Guest Suite.



Council Tax Band: C



### Location

Pickering is a charming and historic market town, known as the 'gateway to the Moors'. Boasting a number of public houses, supermarkets, local shops and cafes as well as a 13th century castle, petrol stations, a steam railway and museum. The town is popular for tourists and locals alike with access to the North York Moors National Park, Dalby Forest and the coastline. Malton has a train station with regular services to Scarborough, York, Leeds and beyond.

From the roundabout leave Pickering on the A169 for a short distance heading towards Malton where you will find Mickel Hill Retirement Village located on the left hand side.

Living in this retirement village means you will have access to an excellent range of communal facilities, fostering a sense of community and providing opportunities for social engagement. The property is offered for sale chain-free, allowing for a smooth and straightforward purchasing process.

This apartment is not just a home; it is a lifestyle choice, perfect for those seeking a peaceful and supportive environment in which to enjoy their retirement years. A varied range of communal facilities include Bistro, coffee lounge, Village Shop, Activities Room, Bar and Cinema . With its modern design and thoughtful layout, this property is sure to appeal to discerning buyers looking for a comfortable and stylish living space. Don't miss the chance to make this lovely house your new home.

### Service Charge

Monthly service charge for the apartment is £439.56 per month fixed until 30th June 2025 this changes annually. This includes utilities charges for water, hot water and heating, whilst also covering for 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.

### Wellbeing Charge

£278.61 per month, this includes 24-hour emergency support response and emergency services co-ordination, help in an emergency and co-ordination of activities and events programme.

### Ground Rent

£453.48 per annum.

### Lease Details

125 Years from 2015.

### Hallway

Built in storage cupboard, Radiator.

### Living/Dining/Kitchen

Generous size open plan space having a range of fitted kitchen units

and integrated appliances including oven, hob, fridge, freezer, dishwasher and washer/dryer. In the living area there is a south facing window with radiator beneath.

#### Bedroom 1

South facing rear window, radiator, Jack and Jill door into the shower room.

#### Bedroom 2

South facing window, radiator.

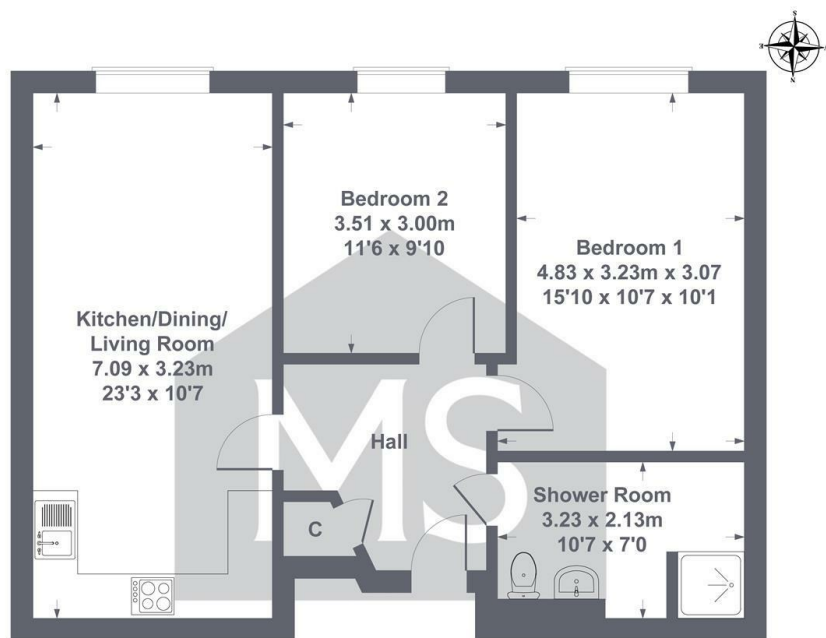
#### Shower Room

Fully tiled, large walk-in shower area, WC and wash hand basin. Jack and Jill doors from both Bedroom 1 and the hallway, radiator.





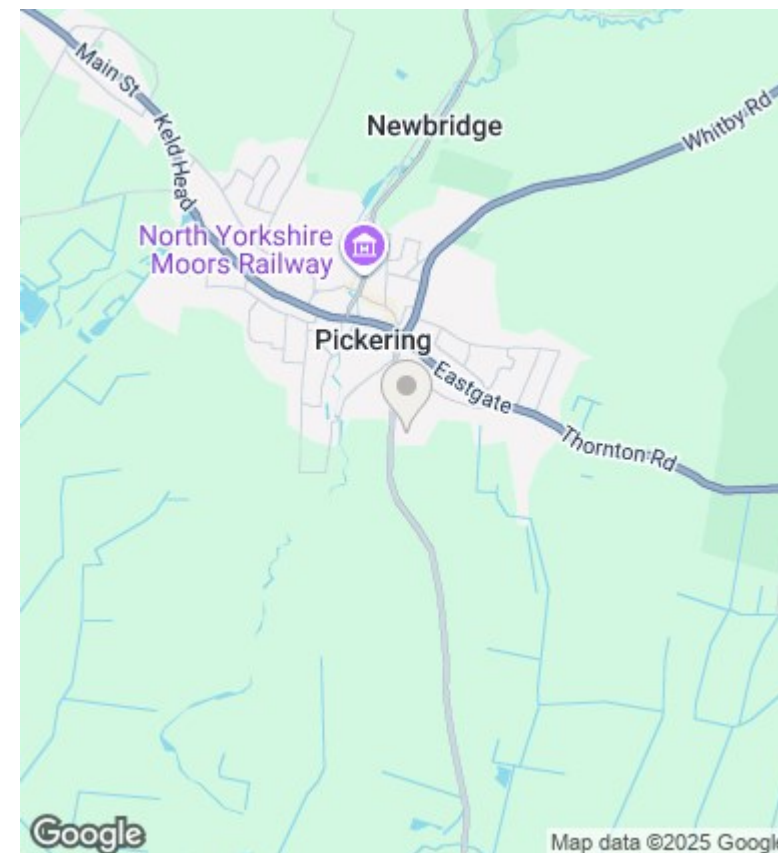




#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



## Directions

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC