

37, Mickle Hill, Pickering, YO18 7NB
Price Guide £342,500

www.peterillingworth.co.uk
Leasehold
EPC Band C, Property Tax Band D

*Retirement * Luxury * Community

The development known as Mickle Hill is purpose built as a retirement village for the over 60's. No. 37 is a luxury two bedroom, end of terrace dormer bungalow. It offers an exceptional standard of accommodation providing excellent internal natural light. To the front and side are lawned gardens, with a part enclosed patio area to the rear.

Set in the landscaped grounds of Mickle Hill overlooking open country side to the east and and situated a short walk to the Pavilion, it has ideal access to the activities and facilities available. The Pavilion building is the real hub of the site and boasts an excellent range and quality of facilities, including: Cafe Bistro, Residents Lounge, Licensed Bar, Convenience Store, Hair and Beauty Salon, Equipped Gym, Library with pool table, Cinema Room, Activities Room and Guest Suite. In the Landscaped Gardens, there is a woodworking shed, greenhouse, croquet lawn with plenty of seating on which to sit and enjoy it. Bespoke care options are available with 24 hour staffing.

The ancient market town of Pickering has a good range of local amenities and is home to the North York Moors Steam Railway. 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 by car or bus.









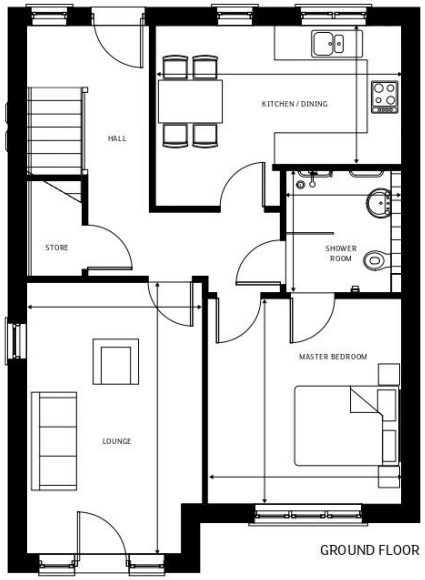


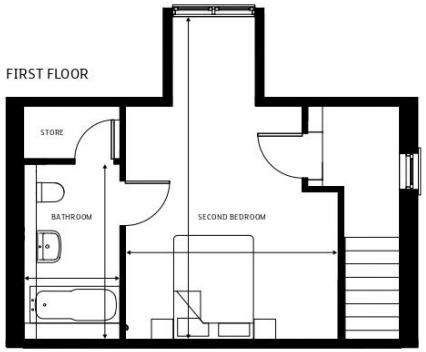


BUNGALOWS



THE WELBURN
TWO BEDROOM BUNGALOW





Note: No 37, is the mirror image of the above

	Metres	Feet
Lounge	5.13m x 3.31m	16.83ft x 10.86ft
Kitchen / Dining	4.63m x 3.38m	15.19ft x 11.09ft
Master Bedroom	3.83m x 3.65m	12.57ft x 11.97ft
Second Bedroom	5.94m x 4.00m	19.50ft x 13.12ft
Shower Room	2.31m x 2.18m	7.58ft x 7.15ft
Bathroom	3.30m x 1.80m	10.85ft x 5.90ft
Total Area	**96.40 sq m**	**1038 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.

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.

















Tenure: We understand the property to be leasehold with a term of 125 years from October 2015. It is now possible to increase the lease to 999 years (at an extra conveyancing cost).

Service Charge: : Monthly service charge £392.60 – Fixed until 30th June 2027 This includes:

- Village Manager and supporting teams
  Safety and Security: emergency call system, door entry to the apartments, communal fire alarms and smoke detectors
- Café Bistro infrastructure and staffing costs
- Serviced guest suite to rent for family and friends
- Upkeep and maintenance of communal areas including: gym, estate roads and parking and landscaped grounds
- Non-routine items of expenditure for the apartment buildings and communal facilities
- Serviced lifts to all floors. Window cleaning of communal areas and external windows of homes
- Buildings insurance and communal areas
- Utility costs for communal areas
- Corporate management services and support (finance, legal, HR, health and safety etc)

Wellbeing Charge: Monthly wellbeing charge £291.20, 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

Flood Risk: Very Low

Ground Rent: £453.38 per annum, increasing with the retail price index every 5 years from the 1st Oct 2025.

Note: Please contact our office for full details of the Key Facts for Leaseholders

Services: Owners pay the relevant utility supplier for the costs of water, electricity and heating.

Energy Performance Rating: Band C

Property Tax: Band D

Broadband: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Mobile Coverage: EE, Vodafone, Three, O2

Satellite: BT, Sky, Virgin

Photography: By Peter Illingworth

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, Pickering, YO62 6DA. Tel: 01751 475557 or Rangeford Villages Pickering, Mickle Hill Tel (01751) 245000.







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