

## 15 MILL HOUSE APARTMENTS, MILL HOUSE PICKERING



**A light and airy first floor apartment located within Mill House, a centrally located apartment building with private parking and grounds.**

Almost 600 square feet of accommodation  
Entrance hall – dual aspect Living Room – Dining Area – Kitchen  
Two bedrooms – Shower Room  
Communal gardens and off-street parking  
**NO ONWARD CHAIN**

**GUIDE PRICE £105,000**



**Mill House is an attractive conversion of a characterful former Mill, located only a stone's throw from the centre of Pickering.**

Mill House has been divided into a number of apartments arranged over four floors, Number 15 occupies a bright and sunny south east position within the building and being on the first floor, has an attractive view across the beck and towards the Church at the top of the Market Place. In all the apartment provides just under 600 square feet of easily managed accommodation.

In brief; entrance hall with two walk in cupboards, open plan sitting room through to the dining area and fitted kitchen. Two bedrooms and house shower room. Outside there is off street secure parking and private communal gardens. The property has had recently replaced Upvc double glazed units and several new electric storage heaters and a new hot water tank.



Mill House provides accommodation for occupiers over the age of 55, with a lift to all floors, personal assistance alarms within the apartment and on-site laundry facilities. The day to day running of the building is handled by a management company which is designed to take the worry out of maintaining the building; a charge of £190 pcm is currently applicable

Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including sport centre, restaurants, public houses, a weekly market and an array of retailers.

**ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

Panelled front door. Intercom system to the Main Entrance. Electric panel heater. Pair of walk in cupboards.

**LIVING ROOM**

4.70 m(15'5") max x 3.50 m(11'6") max

A sunny and bright dual aspect room with a square bay window to the front and a south facing casement window to the side. Electric fire set within a polished marble fire place. Electric storage heater. Television point. Coving.



**DINING AREA**

2.40 m(7'10") x 2.00 m(6'7")

Coving. Electric storage heater.

**KITCHEN**

2.40 m(7'10") x 2.20 m(7'3")

Fitted base and wall units incorporating one and a half bowl stainless steel sink unit. Neff electric oven in pristine condition. Electric four point hob with extractor fan overhead. Tiled splash back. Space for fridge freezer. Washing machine point. Dishwasher point.





#### BEDROOM ONE

3.40 m(11'2") x 3.30 m(10'10")

Window to the front. Electric storage heater. Range of fitted bedroom furniture. Coving. Television point.



#### BEDROOM TWO

2.40 m(7'10") x 2.00 m(6'7")

Window to the front. Electric panel heater. Fitted storage cupboard.



#### SHOWER ROOM

2.12 m(6'11") x 1.13 m(3'8")

Fully tiled walk in shower cubicle with Mira shower over. Low flush WC. Pedestal wash hand basin.

#### OUTSIDE

Mill House sits at the bottom of Pickering Market Place, just off Potter Hill and as such is exceptionally accessible to the many facilities Pickering has on offer, with the bus stops, library, doctors surgery, dentists and shops within an easy and level walking distance. Mill House has well cared for communal grounds which surround the property to two sides.



The gardens are private and offer a pleasant space comprising of lawn and paved areas, with a number of well positioned benches from which to enjoy the garden, well stocked borders provide plenty of year round colour and interest. There is private off-street parking available on site.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## GENERAL INFORMATION

- Services: Mains water, drainage, electric, gas.  
 Council Tax: Band B  
 Tenure: We understand that the property is leasehold held on 999 year Lease which commenced in March 2022. Vacant possession will be granted upon completion. The Freehold has been purchased by the Leaseholders and a management company manages the maintenance of the building.  
 Viewing: Strictly by appointment with the Agent's Pickering office.  
 Other: Ground Rent of £20 per annum plus a monthly management charge of £190.00 per calendar month  
 Post Code: YO18 8BJ  
 Please Note: The brochure has been prepared March 2024. Internal photography taken 2024. External photography taken pre 2024.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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