



16 Mill House, Potter Hill | Pickering, YO18 8BJ

A spacious town centre first floor apartment situated in the popular market town of Pickering.

The property offers spacious accommodation and is offered with no onward chain. The development made up of apartments and is specifically aimed for residents aged 55 and above. There are lifts to all floors, communal laundry room and communal gardens.

Pickering is a popular market town set on the edge of the North York Moors National Park and offers a wide range of shopping and leisure activities. There is also a good network of public transport to either the coastal towns or to the city of York. Viewing recommended.



Guide Price £115,000

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Accommodation Comprises

Entrance Door

Leads to:

Reception Hallway

With wall mounted electric heater, built in cupboard housing hot water cylinder and shelving, additional built in cupboard with shelving.

Sitting Room

14'1" x 12'8" (4.29m x 3.86m)

Wall mounted heater, two double glazed windows, coving to ceiling, sliding door to dining area.

Dining Area

11'8" x 8'4" (3.56m x 2.54m)

With wall mounted electric heater, double glazing, coving to ceiling.
Open plan into Kitchen.

Kitchen

7'6" x 7'7" (2.29m x 2.31m)

With 1 1/2 bowl drainer sink unit with mixer tap over, wall and base units incorporating drawer compartments, rolled edge work surfaces, tiled splash backs, four ring hob, built in oven.



Bedroom One

11' x 10'4" (3.35m x 3.15m)

With fitted furniture comprising, fitted wardrobes, storage cupboards above bed recess, drawer units and dressing table. Wall mounted heater, double glazed window and coving to ceiling.

Bedroom Two

8'5" x 6'9" (2.57m x 2.06m)

Wall mounted slim line heater and double glazed window.

Bathroom

Comprising shower unit with seat, pedestal wash hand basin, low flush w.c., wall tiling, non slip floor, chrome heated towel rail and extractor fan.

Outside

There are parking spaces available on a first come basis.

Services

Mains electricity, water and drainage.

Service Charges

The monthly service charge for the property is £190.00

Yearly Peppercorn rent is £20 per annum.

Tenure

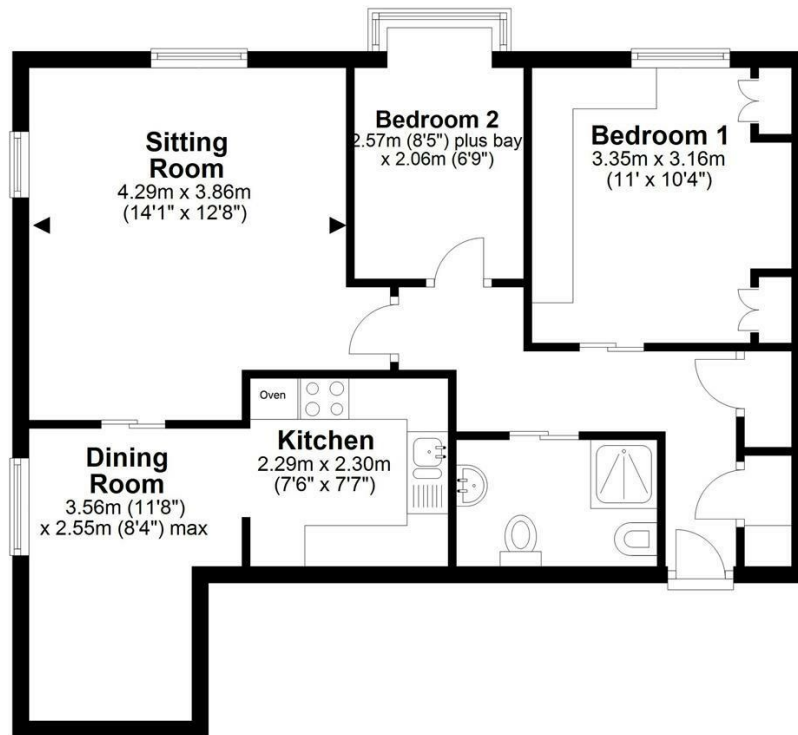
The property is Leasehold which commenced on the 1st April 1988 for a term of 999 years.



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Ground Floor

Approx. 60.4 sq. metres (650.0 sq. feet)



Total area: approx. 60.4 sq. metres (650.0 sq. feet)

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VIEWING

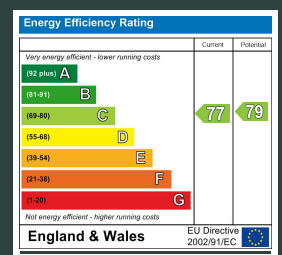
Strictly by appointment with the agents.

COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

C



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