



## 4 Spire View

Pickering, YO18 7DE

Offers In The Region Of £205,000

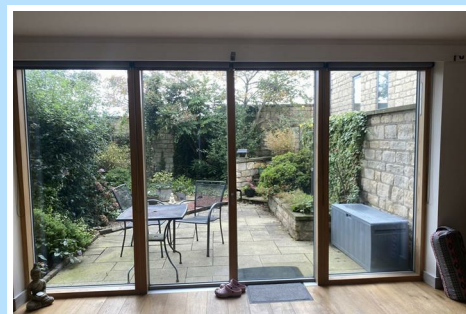




# 4 Spire View

Pickering, Pickering, YO18 7DE

Offers In The Region Of £205,000



4 Spire View is a well presented two bedroom apartment within a private, secure and individually designed development built in 2009 and designed by local architects Bramhall Blenkarn. This stunning development creates a unique build focussing on 'inspired, comfortable, high quality accommodation, with interesting internal and external spaces'. The accommodation offers around 1,000 square feet of contemporary living with use of a private pool, bike store, orangery and guest suite, all exclusively for residents. The development is secure and gated with an allocated undercroft parking and store cupboard. This property is perfect for those looking for luxury easy living, located in the heart of the town. The property is offered with NO ONWARD CHAIN.

- Beautifully appointed two bedroom ground floor luxury apartment
- Contemporary open plan living
- Communal use of private swimming pool
- NO ONWARD CHAIN
- Located in a secure and private development in the heart of Pickering
- West facing private garden and two further east facing patios
- Secure and gated with allocated covered parking
- Master bedroom with en-suite
- Underfloor heating throughout
- Use of a private guest suite

## Entrance Hall

Doors leading to; kitchen/dining area and living room, utility, bathroom, master bedroom and second bedroom.

## Kitchen/Dining Room

17'2 x 7'7 (5.23m x 2.31m)

Tiled floor, 1 1/2 sink, double oven, electric hob and wall and base units. Underfloor heating.

## Living Room

21'2 x 11'3 (6.45m x 3.43m)

Patio doors and two windows to the rear of the property leading out to the enclosed garden. Underfloor heating.

## Utility

5'6 x 9'8 (1.68m x 2.95m)

Wall and base units, wood work top, sink and space for a washing machine. Cupboard housing the boiler/heating system.

## Bathroom

6'5 x 6'4 (1.96m x 1.93m)

Bath with shower over, floating sink, low flushing WC, fully tiled, spot lights and heated towel rail.

## Master Bedroom

11'0 x 11'3 (3.35m x 3.43m)

Fitted Wardrobes and sliding patio doors to the front aspect leading to a private patio area.

## En-suite

6'4 x 7'3 (1.93m x 2.21m)

Low flush WC, corner shower cubicle, floating sink, heated towel rail, fully tiled, extractor fan and spotlights

## Bedroom Two

13'8 x 9'7 (4.17m x 2.92m)

Fitted wardrobes and sliding patio doors to the front aspect leading to a private patio area.

### Garden

Enclosed private garden with rear gate access, plant borders and patio area.

### Parking

The property comes with an allocated covered parking area with large storage cupboard. The development is secure and gated on an electronic key fob system. There are communal gardens and a useful bike store.

### Orangery

With underfloor heating and glazed wall to the side, telephone point and kitchen facilities for communal use.

### Guest Suite

The development also offers a guest suite with double bedroom and en-suite shower room.

### Swimming Pool

Communal use of the swimming pool with locker and changing facilities with shower and WC.

### Service Charges

Service Charge of £380, payable monthly, includes e.g.

Site Buildings Insurance, Water Bill, Site Maintenance (including painting and decorating, gardens, swimming pool), Service Agreements etc.

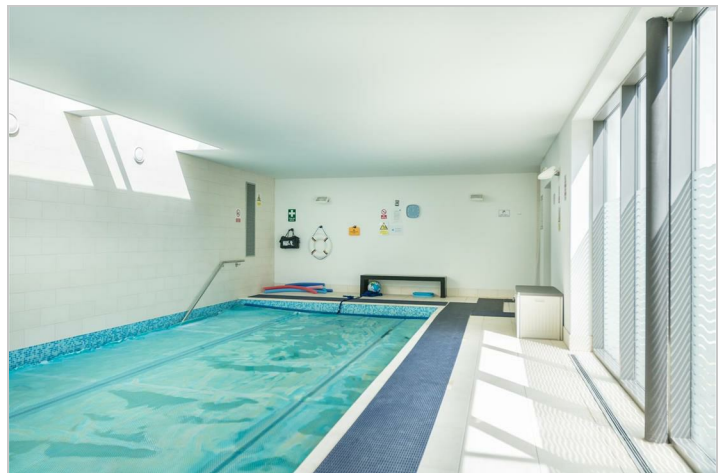
### Services

Mains connected to water, drainage, gas and electric.

### Council Tax Band D

### Pickering

Pickering is a bustling and vibrant market town set on the edge of the North York Moors, and home to the North Yorkshire Moors Railway Station. This town offers plenty of shops and local amenities, as well as having a good primary and secondary schools. Situated between Scarborough, Whitby, Helmsley and a 20 minute drive to the nearby market town of Malton, which offers fantastic transport links for commuters to York, Leeds and London via rail and bus links.



Road Map



Hybrid Map



Terrain Map



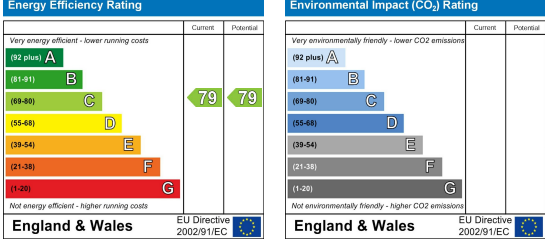
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.