



## 22 Mill House Pickering, North Yorkshire YO18 8BJ

**£575**

Mill House is a community of friendly and supportive like-minded people, situated in the heart of Pickering a very short walk to all of its amenities. Specifically for the over 55's, the substantially refurbished first floor apartment has many features to assist the comforts of older people, including a lift to all floors, free laundry facilities if required, door entry intercom and waist height sockets. A completely new electrical installation meets the latest regulatory standards.

The property briefly comprises - entrance hall, living room opening into a newly fitted kitchen with counter-top appliances provided. Walk in shower with shower seat and grab rails. Spacious main bedroom and wardrobe provided. New glass paneled interior doors provide a light and airy feel to the apartment.

Emergency pull cords are fitted throughout the apartment linking through to Anchor emergency care.

Gardens to the rear of the building for residents' use. Free residents' parking at the front. Front door to Mill House building is code locked for additional security, and intercom communication to each flat is provided.

Available to let on an Assured Shorthold Tenancy for six months, renewable by agreement.

EPC Rating C



### ENTRANCE HALL

Coving, two walk-in storage cupboards with shelving, hot water tank and space for walking aids. Fitted carpet. Power points, telephone point, telephone entry phone. Front door to flat is UPVC , fitted key box . Emergency pull cord to Anchor call center.

### LIVING ROOM

13'96 x 12'88 (3.96m x 3.66m)



Window to front aspect, fitted curtain pole, coving, TV point and telephone point. Smart Fischer storage heater provides 24 hour heating as required. Fitted carpet. Emergency pull cord to Anchor call center. Opening into:-

### KITCHEN

8'38 x 6'30 (2.44m x 1.83m)



Range of new wall and base units with work surface, coving, plumbed for washing machine, sink and drainer, fridge/freezer, electric induction hob and combi microwave/oven provided. Hygienic hard floor.

### BEDROOM ONE

11'81 x 11'09 (3.35m x 3.58m)



Windows to front and side aspects, fitted curtain poles at both windows, coving, telephone and TV point, power points. Fitted double wardrobe. Fitted carpet. Emergency pull cord to Anchor call center.

### SHOWER ROOM



Newly installed higher level WC with grab rail, new basin on pedestal, extractor fan, heated towel rail. Mirror fronted vanity unit. Newly installed walk-in shower cubicle with shower seat and grab rails. Hygienic hard floor. Emergency pull cord to Anchor call center.

### EXTERIOR



Gardens surrounding for use of residents.

### PARKING

Free parking spaces at front of Mill House.

### LAUNDRY ROOM

Free washing machine, tumble dryer, sink and drainer.

### RECYCLING STORE

### REQUIREMENTS

Applicants must be aged 55 or over, sorry no pets and no smoking.

### COUNCIL TAX BAND A

### EPC RATING C



