



For illustrative purposes only, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	81	84
England & Wales		EU Directive 2002/91/EC



**TENURE**

We understand the property to be leasehold (subject to confirmation by the vendors' solicitors).

**CONDITIONS OF OCCUPANCY**

To qualify with regards to a purchase of the apartment, the sole occupier must be at least 60 years of age and a joint occupier at least 55 years of age.

**COUNCIL TAX**

Band C and payable to the East Riding of Yorkshire Council.

**SERVICES**

Water, electricity and drainage are connected to the property. None of the services or installations have been tested.

**VIEWINGS**

Strictly by appointment with the agent's Beverley office (01482 866844).



Chain Free  
£92,000

16 Shardeloes Court,  
Newgate Street,  
Cottingham, HU16 4EB



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## THE ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### COMMUNAL ENTRANCE VESTIBULE

Being accessed via a security system which provides maximum security for the whole building. There are further double doors which lead through to the communal ground floor entrance hall which in turn provides access via a panelled doorway to the House Manager's office, residents' lounge and a lift to all floors.

### SECOND FLOOR ACCOMMODATION

#### PRIVATE ENTRANCE HALL

Having an electric night storage heater and cove moulded finishing to the ceiling. Off the entrance hall there is an airing cupboard which houses the water heater together with a further separate storage cupboard which houses the electric meter.

#### LOUNGE

A bright and airy room with two windows and electric storage heater. There are double doors leading to the...

### KITCHEN

With a range of fitted base, wall and drawer units with matching work surfaces above together with a built-in oven and separate hob above which there is an extractor hood. Within the kitchen there is also a stainless steel sink unit with mixer taps.

### BEDROOM

Having a window to the front elevation, electric storage heater and fitted double-fronted mirrored wardrobes.

### BATHROOM

Comprising a panelled bath with shower above, a low flush WC and a vanity wash hand basin. The walls are fully tiled.

### OUTSIDE

The development boasts communal well-stocked and well-maintained gardens with mature shrub, tree and flower borders together with seating areas. The front elevation enjoys a south facing aspect.

To the rear of the development there is a car parking area. It should be noted however that there are no reserved parking spaces and parking is on a first-come, first-served basis. Visitor parking areas are also provided.

## 16 Shardeloes Court, Cottingham

We are pleased to offer to the market this well-presented and ready-to-move into second floor self-contained purpose built apartment within this popular McCarthy & Stone development which benefits from attractive well-maintained communal gardens. Boasting uPVC double glazing throughout together with Economy 7 night storage heating, the apartment requires a full internal inspection to be fully appreciated and comprises a spacious lounge and a well-fitted kitchen with beech-effect units. The bedroom has fitted sliding mirror wardrobes and the bathroom suite includes a shower above the bath. Shardeloes Court also enjoys communal facilities comprising a large lounge area off which there is a kitchen for entertainment purposes together with guest accommodation which can be booked in advance. There is also a communal laundry area with coin operated machines and to the rear of the development there are parking spaces which operate on a first-come, first-served basis and additional visitor parking spaces. The management company operates regular social activities which include coffee mornings, quiz nights and other social events offering the purchaser a lifestyle to suit their own requirements.

Shardeloes Court is situated on the northern side of Newgate Street which is close to the roundabout junction with Priory Road and is therefore within close proximity of all Cottingham's amenities. There is excellent shopping within The Green and Hallgate together with regular public transport links including the nearby railway station which gives direct access to Hull Paragon Station and in a northerly direction to the market town of Beverley and the East Coast resorts.

