



Shardeloes Court, Cottingham, HU16 4EB
£79,950


**Philip
Bannister**
Estate & Letting Agents

Shardeloes Court, Cottingham, HU16 4EB

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 for the over 60's, which benefits from attractive well-maintained communal gardens

Key Features

- 2nd floor over 60's apartment
- electric heating, d/glazing
- communal and private ent hall
- lounge, fitted kitchen, bedroom
- bathroom, communal gardens
- early viewing a must

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |





INTRODUCTION

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 for the over 60's, which benefits from attractive well-maintained communal gardens. The property has electric heating double glazing and briefly comprises communal and private entrance hall, lounge, kitchen, bedroom and bathroom. Early viewing is a must

LOCATION

Cottingham is reputed to be the largest village in England and is situated approximately five miles to the North of Hull city centre and approximately six miles to the South of Beverley. Extensive and varied shopping facilities, local primary and secondary schooling and public transportation including a train station are offered within the village. br/>Good road connections offer access to Hull, Beverley & the A63/M62 motorway link.

COMMUNAL ENTRANCE HALL

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.

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

16'8" x 11'4" (5.08 x 3.45)

A bright and airy room with windows to the front, rear and side elevations. There is a feature fireplace and 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 hob above which there is an extractor hood. Within the kitchen there is also a stainless steel sink unit with mixer taps, splash back tiling and double glazed window.

BEDROOM

13'2" x 8'4" (4.01 x 2.54)

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

BATHROOM

7'1" x 5'6" (2.16 x 1.68)

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.

TENURE

We understand the property to be leasehold held on a 125 year lease which commenced on 1st November 2003 (subject to confirmation by the vendors' solicitors).

There is a ground rent of £182.50 which is payable twice per year directly to the landlord together with a current service charge of £155.44 per calendar month.

GENERAL INFORM

SERVICES - Mains water, electricity, and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of electric heating system.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

SECURITY - The property has the benefit of intercom security system.

COUNCIL TAX - Council Tax Band - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTE

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an

offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

Agency Fees - Our full list of fees are available to view in our office or on our website.

Client Money Protection - Philip Bannister & Co.Ltd are members of Propertymark and are covered by their Client Money Protection scheme. Their address is Arbon House, 6 Tournament Court, Edgehill Drive, Warwick CV34 6LG

Redress Scheme - Independent redress provided by: The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, Wiltshire, SP1 2BP





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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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