



Springs Court, Cottingham, East Riding of Yorkshire
Asking Price £130,000





KEY FEATURES

- Central Village Location
- Ground Floor Apartment
- Double Bedroom with Walk in Wardrobe
- Contemporary Shower Room & Kitchen
- Lounge with Patio Door
- Parking Space Included
- Residents Lounge with Bistro, Communal Grounds & Seating Areas
- EPC Rating B,
- Council Tax Band C
- Total Room Area 55 Square Metres
- Leasehold No Onward Chain
- EPC rating B

DESCRIPTION

A Superb GROUND FLOOR APARTMENT located on this prestigious McCarthy Stone Retirement Plus Development, exclusive to the over 70's with an on-site BISTRO, plus the option of bespoke domestic and personal care packages.

The light and airy LIVING room has PATIO doors enjoying views over the communal GROUNDS, a lovely space to sit and enjoy the outdoors on those warmer days.

The contemporary KITCHEN offers ample storage and a range of INTEGRATED appliances including waist height oven.

The stylish SHOWER ROOM includes slip resistant flooring, a chrome support rail and a level access shower.

The MASTER BEDROOM includes a WALK IN WARDROBE which is completed with rails and shelving.



PARTICULARS OF SALE

Entrance Hall

Secure Entrance door into the hallway with doors opening to the accommodation.

Living Room

6.12m x 3.26m

A light and airy living room with feature patio doors, enjoying views over the communal gardens, a lovely space to enjoy the outdoors on those warmer evenings.

Contemporary Kitchen

2.60m x 2.42m

The contemporary kitchen has a range of fitted units with contrasting woodblock effect work surface and upstands. Built in oven and induction hob with stainless steel extractor hood above. integrated fridge/freezer.

Bedroom with walk-in wardrobe

5.23m x 3.08m (excluding wardrobe)

A spacious double bedroom with walk in wardrobe.

Shower Room

2.25m x 2.15m

A stylish shower room with large walk-in shower, low level W.C. and vanity unit incorporating the wash basin with useful storage cupboard below. Electric heated towel rail.

Patio Area

The Lounge has patio doors opening to a paved patio area with electric lighting.

Communal Gardens & Parking

Adorned with mature trees and shrubbery with paved seating areas, creating wonderful outdoor spaces for residents to enjoy.

LOCATION

Located next to Cottingham Sports Centre and situated near the centre of the village, an Aldi supermarket is only 0.2 miles from the development. Alternatively, there's a Co-op Food 0.3 miles away. You'll also find a pharmacy, cafés and shops 0.3 miles away on Hallgate. A bus stop is only 0.1 miles from the development while



a train station that's 0.7 miles away provides services to Beverley and Hull.

From Lovelle Estate Agency, King Street, Cottingham, HU16 5QQ turn left at the roundabout near Aldi and continue to the next mini roundabout, take the next left. The development will be identified by McCarthy & Stone signage.



TENURE

The tenure of this property is Leasehold.

SERVICES

Ground Rent- £435 per annum.

Service Charge - £9555.24 per annum, £796.26 PCM.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property, then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiations can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that.

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representations of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



