



## Elm Tree Court, Cottingham

Asking Price £129,995





---

### KEY FEATURES

- Second Floor Apartment
- Two Double Bedrooms
- Fully Modernised
- Central Village Location
- Resident Parking
- Leasehold
- No chain
- Council Tax Band: B
- Total Flor Area: 58 Square Metres
- EPC Rating: D



---

## DESCRIPTION

Beautifully refurbished throughout, this Superb SECOND FLOOR Apartment enjoys a central village location, ideal for the first time buyer or those looking to downsize.

The apartment offers tastefully styled accommodation to include: TWO DOUBLE BEDROOMS, a light and airy LIVING ROOM, CONTEMPORARY KITCHEN and a MODERN BATHROOM.

The property benefits from Private Residents PARKING and a secure entry system.

Viewing is an absolute must to fully appreciate this standard of accommodation on offer.

## LOCATION

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the north west of the centre of the City of Hull and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region's motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three mile radius of each other.

## DIRECTIONS

From Lovelle Estate Agency office, turn right and follow King Street, going straight ahead at the traffic lights at the junction with Hallgate. Continue along King Street and before the 'T' junction with South Street, the property is immediately on the right hand side, identified by our 'For Sale' board.





## PARTICULARS OF SALE

### Communal Entrance

The property is accessed via a communal entrance door with secure entry system. Stairs leading to the second floor access to the apartment.

### Entrance Hall

A private entrance door leads to the hallway. Doors open to the lounge, kitchen, two bedrooms, bathroom and storage cupboard.

### Kitchen

**3.15m x 2.97m**

A fabulous, high gloss kitchen with an impressive range of base and wall units and complimentary marble effect work surfaces. Integrated appliances include fridge, freezer, dishwasher, washing machine and electric oven with ceramic hob and extractor fan.

### Living Room

**4.98m x 3.29m**

A light and airy living room located to the rear elevation.

### Bedroom One

**3.23m x 3.17m**

A double bedroom located the the front elevation with fitted mirrored sliding wardrobes.

### Bedroom Two

**4.08m x 2.59m**

A second double bedroom located to the rear elevation.

### Bathroom

**2.20m x 1.65m**

A modern bathroom including panelled bath, with shower over with glass screen, pedestal sink and low level WC.



### Resident Parking

Private resident's car park, accessed via wrought iron gates to the rear.

### Service Charges & Leasehold

There are 169 years remaining on the current leasehold to 21st December, 2193

The annual Service Charge is £1156.00 paid quarterly @ £289.00 inclusive of ground rent.

---

## TENURE

The tenure of this property is Leasehold.

---

## SERVICE CHARGE

**£1156.00 per annum**

---

## LOCAL AUTHORITY

Council tax band: B

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 in order 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 negotiation 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 representation 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		
69-80	C		79   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

Second Floor



