



Applegarth Mews, Cottingham, East Riding of Yorkshire
Asking Price £120,000





KEY FEATURES

- Central Village Location
- First Floor Apartment
- Two Bedrooms
- Lounge
- Modern Shower Room & Fitted Kitchen
- Communal Gardens
- No Onward Chain
- Total Room Area 61 Square Metres
- Council Tax Band C
- Tenure Leasehold
- EPC rating C



DESCRIPTION

**** NO CHAIN **** A purpose built first floor apartment exclusively for the over 55's. Resident Management and a community alarm service. Situated within easy access of the village centre with its array of shops and eateries. An attractive canopied PRIVATE ENTRANCE PORCH greets the visitor to this lovely apartment with stairs leading up to the first floor accommodation to include: a hallway with two storage cupboards, a fitted KITCHEN, a good sized LOUNGE, TWO BEDROOMS and a modern SHOWER ROOM.

The communal GARDENS are mainly laid to lawn with an array of decorative plantings, paved PATIO and SEATING AREAS, creating lovely outdoor space for the residents to enjoy.

Early viewing is advised.

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, King Street, Cottingham, HU16 5QQ turn left then take the first left into the car park, in the top right hand corner is a walk way where you will find Applegarth Mews immediately to your right. The property can be identified by our 'For Sale' board.





PARTICULARS OF SALE

Entrance & Hallway

Entrance into this apartment is via the ground floor hardwood front entrance door with a staircase leading to the first floor which opens into the inner lobby area with two useful storage cupboards.

Lounge

4.21m x 3.69m

The lounge is dual aspect with two double glazed windows to the front and side elevations with pleasant views over the development. Coving to the ceiling and radiator. Wall mounted gas fire and door to the kitchen.

Kitchen

3.84m x 2.44m

This kitchen has a range of wall and base units with contrasting work surfaces and splashback tiling. Space for gas cooker. Stainless steel one and a half bowl sink with mixer tap. Plumbing for an automatic washing machine. Wall mounted central heating boiler. Space for a fridge freezer. Two double glazed windows to the side elevation and radiator.

Bedroom One

3.16m x 3.03m

A double bedroom with fitted wardrobes. Double glazed window overlooking the communal gardens. Coving to the ceiling and a central heating radiator.

Bedroom Two

2.76m x 2.16m

Double glazed window to the side elevation and radiator.

Shower Room

2.20m x 2.07m

A modern shower room comprising of a three piece suite with a large walk in shower cubicle, pedestal wash hand basin and a push button WC. Wall mounted mirror with electric light above. Chrome towel heater. Fully tiled walls and flooring.



Communal Gardens

Attractive communal gardens wrap around the development with seating areas, allowing residents to enjoy the grounds.

Leasehold & Service Charges

The leasehold of 99 years commenced 11th May, 1990 and has approximately 65 years remaining to 11th May, 2089. The service charge is calculated at £2041.92 per annum. Equates to £170.16 per calendar month subject to review April 2024.

TENURE

The tenure of this property is Leasehold.

SERVICE CHARGE

£2041.92 per annum /
£170.16 per calendar month

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 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.

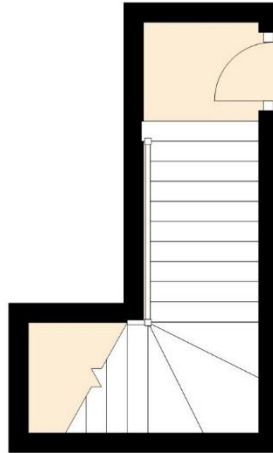
A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)

