



Wilburn Court, Cottingham, East Riding of Yorkshire  
Asking Price £79,950





### KEY FEATURES

- Central Village Location
- First Floor Apartment
- Views Over Village Centre
- Double Bedroom
- Light and Airy Living Room
- Breakfast Kitchen
- Communal Grounds
- Secure Entry System
- Tenure Leasehold
- Total Room Area 49 Square Metres
- EPC rating D



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## DESCRIPTION

### LOCATION, LOCATION, LOCATION

This superb FIRST FLOOR apartment is located at the heart of the popular village of Cottingham, just off Hallgate, within walking distance to all local amenities, the apartment is one not to be missed.

There is Secure Entry System and stairs leading to the first-floor apartment with an attractive balcony overlooking the delightful communal gardens.

The accommodation includes: Entrance with two useful storage cupboards. A light and airy LIVING ROOM with two windows enjoying views over the vibrant village Centre, a DOUBLE BEDROOM with built in storage cupboards, kitchen and bathroom.

For sale with no onward chain. Call us today and come take a look!

### 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.





## PARTICULARS OF SALE

### Communal Entrance

Secure entry system with stairs taking you up to the first floor. There is an attractive shared balcony where you can enjoy views over the communal gardens and the village centre, a lovely space to sit and watch the world go by.

### Entrance & Hall

Private door opens to the hallway with two useful storage cupboards and doors opening to the accommodation.

### Living Room

**3.87m x 3.39m (12'8" x 11'1")**

A light and airy living room with two double glazed windows enjoying views over the village centre and communal gardens.

### Kitchen

**3.02m x 2.62m (9'11" x 8'7")**

The kitchen has fitted units to base and walls with complimentary work surface. Space and plumbing for washing machine and stainless steel sink unit.

### Bedroom

**3.87m x 3.05m (12'8" x 10'0")**

A double bedroom with built in storage cupboards and double glazed window to rear aspect.

### Bathroom

**2.2m x 1.62m (7'2" x 5'4")**

With panelled bath, toilet and wash basin.

### Communal Gardens

Delightful communal gardens, mainly laid to lawn with seating areas and attractive plantings, opening out onto the vibrant village centre with easy access to all the delights of the village.



### Leasehold & Service Charges

Leasehold 125 Years from January 2004 - approx. 104 years remaining

Annual Service Charge for January 2023 - January 2024 £543.99

Annual Ground Rent £10.00

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## TENURE

The tenure of this property is Leasehold.

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## SERVICE CHARGE

£543.99 2023 – 2024

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## LOCAL AUTHORITY

Council tax band: A

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

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

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## 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.

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## 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.

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## 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.

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## 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.

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## 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		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



