



Apartment 9 Springs Court, Cottingham,  
East Riding of Yorkshire  
Asking Price £170,000





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## KEY FEATURES

- Retirement Living PLUS - exclusively to the over 70s
- Friendly CQC registered team on site 24 hours a day
- Flexible care packages tailored to your needs and preferences
- Bistro style restaurant serving daily, freshly prepared meals
- 24-hour emergency call system
- Guest suite and guest parking
- Walk-in wardrobe
- 24 hour staffing
- Central Location
- Total Area 55 square metres
- EPC rating C



## DESCRIPTION

A superb apartment located on this prestigious McCarthy Stone Retirement Living 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 French doors enjoying views over the communal grounds.

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 bedroom includes a walk in wardrobe which is completed with rails and shelving.

Springs Court in Cottingham is a stylish McCarthy Stone Retirement Living PLUS development for the over 70s. Residents enjoy a wide range of facilities including 24-hour on-site staff, an emergency call system, a welcoming homeowners' lounge with Wi-Fi, a table-service bistro, a guest suite for visitors, and a mobility scooter store. The beautifully landscaped gardens feature raised planters, a potting shed, and a peaceful wild garden area. There's also on-site parking, a laundry room, and regular social activities to encourage a strong sense of community. Ideally located just a short walk from Cottingham village centre and close to bus and rail links, Springs Court combines independent living with tailored support in a safe and friendly environment.

Call today and book your viewing!





## PARTICULARS OF SALE

### Hallway

**2.91m x 1.54m (9'6" x 5'1")**

Enter through a private door. A spacious hallway provides access to living room, bedroom, bathroom and storage room. Emergency pull cord.

### Living Room

**6.06m x 3.25m (19'11" x 10'8")**

A large and airy living room with French doors looking over a Juliet balcony onto the communal grounds. This large room allows an area for comfortable seating and dining space. A door leads to the kitchen.

### Kitchen

**2.87m x 2.44m (9'5" x 8'0")**

Featuring a range of base and wall units in a neutral cream with contrasting wood style countertops complemented with integrated oven, electric hob, extractor, fridge and freezer. Natural light enters through the window.

### Bedroom

**5.67m x 3.07m (18'7" x 10'1")**

A large double bedroom with window providing natural light. A walk in closet featuring a range of shelving and rails. Emergency pull cord.

### Closet

**1.06m x 1.89m (3'6" x 6'2")**

Perfect for all those storage needs, featuring a mix of shelving and rails for clothes, shoes, bags and much more.

### Bathroom

**2.04m x 2.19m (6'8" x 7'2")**

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. Emergency pull cord.

### Storage Room

**1.33m x 2.05m (4'5" x 6'8")**

A useful storage cupboard. Water tank.

## Facilities

Springs Court in Cottingham is a stylish McCarthy Stone Retirement Living PLUS development for the over 70s. Residents enjoy a wide range of facilities including 24-hour on-site staff, an emergency call system, a welcoming homeowners' lounge with Wi-Fi, a table-service bistro, a guest suite for visitors, and a mobility scooter store. The beautifully landscaped gardens feature raised planters, a potting shed, and a peaceful wild garden area. There's also on-site parking, a laundry room, and regular social activities to encourage a strong sense of community. Ideally located just a short walk from Cottingham village centre and close to bus and rail links, Springs Court combines independent living with tailored support in a safe and friendly environment.

## Communal Gardens

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



## Directions

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.

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## TENURE

The tenure of this property is Leasehold. MORE DETAILS TBC

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## SERVICE CHARGE

TBC

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## 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/>

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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

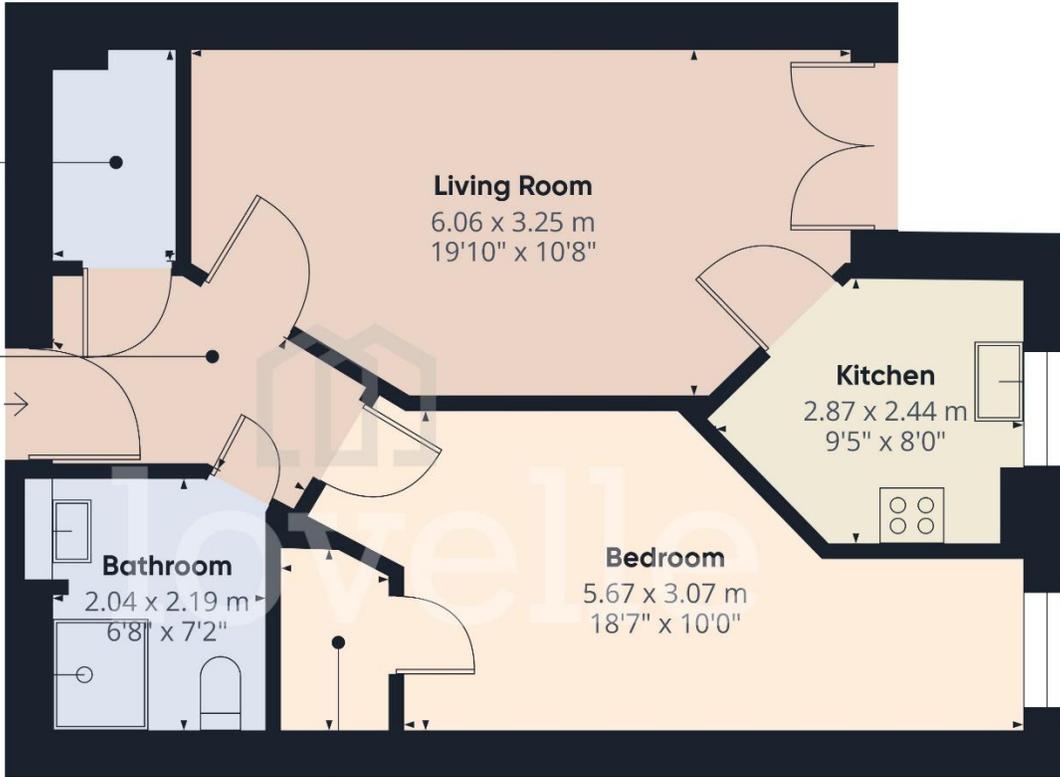


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Utility Room**  
1.33 x 2.05 m  
4'4" x 6'8"

**Hallway**  
2.91 x 1.54 m  
9'6" x 5'0"



**Living Room**  
6.06 x 3.25 m  
19'10" x 10'8"

**Kitchen**  
2.87 x 2.44 m  
9'5" x 8'0"

**Bedroom**  
5.67 x 3.07 m  
18'7" x 10'0"

**Bathroom**  
2.04 x 2.19 m  
6'8" x 7'2"

**Closet**  
1.06 x 1.89 m  
3'5" x 6'2"

**Approximate total area<sup>(1)</sup>**  
52 m<sup>2</sup>  
559 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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