



Shardeloes Court, Kingtree Avenue, Cottingham, East Riding of Yorkshire  
Asking Price £130,000





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#### KEY FEATURES

- Over 55's Living
- Emergency Call System
- Communal Gardens
- Car Park
- Balcony Apartment
- Lift
- Warden Assistance
- Close to Village Centre
- Transport Links
- Total Area: 64m<sup>2</sup>
- EPC rating B



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## DESCRIPTION

Shardeloes Court offers a communal residents lounge and kitchen, guest suite accommodation for visitors and central laundry facilities, all located on the ground floor. There is an on-site warden assistance service which operates during normal working hours with emergency off-site support provided out of hours.

The apartment is located on the second floor, this well presented accommodation is behind a private door from the main landing where you enter into a spacious central Hallway. From the central hall there are doors leading through to the spacious lounge/diner with separate kitchen and generous entertaining balcony, a shower room, two double bedrooms one with ensuite, a large airing cupboard with hot water storage and racking for linen storage and a separate cloaks cupboard.

The apartment benefits from a monitored emergency call system which is attended by the on-site warden during working hours and is monitored remotely out of hours, providing 24 hour support for residents in an emergency.

The entire apartment is flooded in natural light, especially the dual-aspect lounge/diner with double French doors out to the balcony. There are two double bedrooms both with fitted wardrobes, two bathrooms offering walk-in showers and assistance equipment, all with high quality fittings and fixtures. There is a well-appointed contemporary kitchen with a series of wall and base units, a high-level electric oven, a halogen four-ring hob and extraction.

The overall feel of this apartment is one of space, light and quality!





## PARTICULARS OF SALE

### Communal Entrance

A secure entry system allows access to the communal entrance, residents lounge and kitchen areas, central laundry facilities and guest accommodation for visitors. There is a lift and stair access to all floors.

### Hallway

**3.82m x 3.27m (12'6" x 10'8")**

A private entrance into a central hallway with doors leading to all rooms and both storage cupboards. the main emergency call unit is also located in this hallway.



### Living / Dining Room

**5.36m x 4.63m (17'7" x 15'2")**

A bright and spacious, dual-aspect room with a feature fireplace, a night-storage heating unit, double doors to the kitchen and double French doors out to the entertaining balcony.

### Balcony

**2.8m x 1.26m (9'2" x 4'1")**

A south-facing balcony with views across Shadeloes private gardens and out over the rooftops to Cottingham's Church, the perfect and private area to relax and enjoy the summer sun.



### Kitchen

**2.62m x 2.51m (8'7" x 8'2")**

A well-appointed, high quality, contemporary kitchen with a range of wall and base units. There is an under-counter refrigerator and separate under-counter freezer, a halogen four-ring hob, extraction hood and high-level oven. The emergency call system extends into this room and there is an electric fan heater.

### Bedroom

**4.16m x 3.63m (13'7" x 11'11")**

A very generous double bedroom with fitted, mirrored wardrobes and ensuite bathroom. The emergency call system is present above the bed location, a series of high-level sockets are available and a night-storage heating unit.

### EnSuite Bathroom

**1.09m x 2.09m (3'7" x 6'11")**

Panelled and tiled floor to ceiling for ease of maintenance, offering a walk-in shower cubicle with a thermostatic mixer valve and shower seat. A close-coupled W.C and basin with storage cupboard are in white porcelain, there is a vanity light with shaver plug power supply, emergency call system, a heated towel rail and mirrored toiletries cupboard.

### Bedroom

**2.82m x 3.65m (9'4" x 12'0")**

A bright and airy south-facing double bedroom with fitted wardrobes, high-level sockets, emergency call system and an electric panel heater.

### Bathroom

**1.65m x 2.16m (5'5" x 7'1")**

Panelled and tiled floor to ceiling for ease of maintenance, offering a large walk-in shower cubicle with a thermostatic mixer valve, shower seat and chrome grab rails. A close-coupled W.C and large basin with storage cupboard are in white porcelain, there is a vanity light with shaver plug power supply, emergency call system, a heated towel rail, a fan heater and extraction.

### Storage

**1.73m x 0.46m (5'8" x 1'6")**

Housing a substantial pressurised water tank system, there is wooden racking for linen storage.

### Cloak Room

**0.84m x 0.93m (2'10" x 3'1")**

Providing wooden racking for bags and shoe storage, there are several hooks for a convenient area to hang coats.

### Communal Lounge

**6.1m x 8.03m (20'0" x 26'4")**

The communal lounge is tastefully styled with a homely feel, a lovely area where you can enjoy the company of other residents.

### Communal Grounds

Beautifully manicured gardens with seating areas to sit and admire the wonders of nature.

### Communal Laundry & Refuse Room

A fully equipped central laundry facility and refuse room.

### Residents Parking

Residents parking is available on a first come first served basis.

### Leasehold & Service Charge

Leasehold 125 years start date 01/11/03 with 102 years remaining.

Service charge is £3,360 per annum paid 1st of the month @ £280.00 per month

Ground rent £450.00 per annum paid @ £225.00 per 6-monthly

### 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.

## TENURE

The tenure of this property is Leasehold.

## ADDITIONAL CHARGES

Service Charge - £3,360 per annum

Ground Rent - £450.00 per annum

## LOCAL AUTHORITY

Council tax band: D

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**



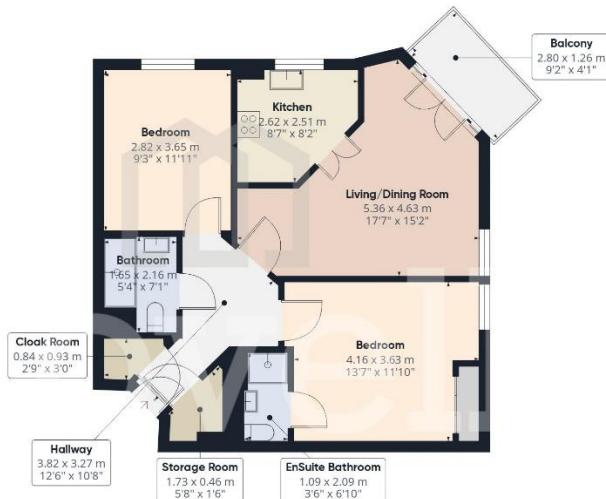
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLANS



Residents Communal Lounge  
6.10 x 8.03 m  
20'0" x 26'3"

Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

114.2 m<sup>2</sup>  
1229 ft<sup>2</sup>

**Balconies and terraces**

3.5 m<sup>2</sup>  
38 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.

GIRAFFE360

MAP

