



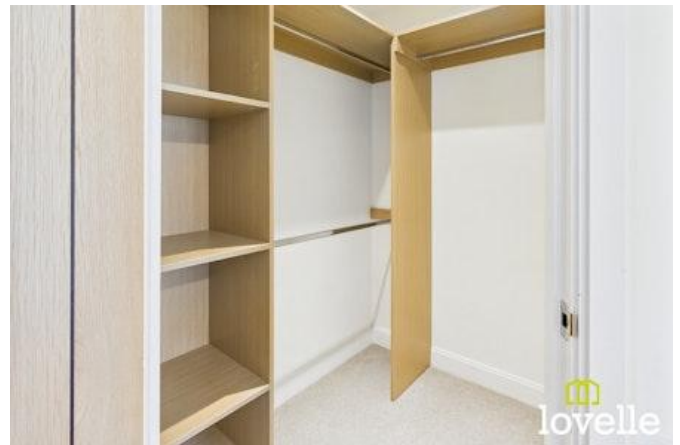
The Laureates, Newgate Street, Cottingham, East
Riding of Yorkshire
Asking Price £170,000





KEY FEATURES

- Over 60's Living
- Emergency Call System
- Communal Gardens
- Car Park
- Juliet Balcony
- Lift
- Warden Assistance
- Close to Village Centre
- Transport Links
- Total Area: 62.5m²
- EPC rating B



DESCRIPTION

The Laureates offers a communal residents lounge and kitchen, guest suite accommodation available for visitors, 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. A car parking-permit scheme applies, please check with the House Manager for availability.

The apartment is located on the first floor, this well presented accommodation is behind a private door from the main landing where you enter into a spacious Hallway. From the hall there are doors leading through to the generous lounge/diner with separate kitchen and Juliet balcony, a shower room, double bedroom, a large airing/laundry cupboard with hot water storage and heating control unit and a separate cloaks cupboard which also houses the main power controls. The apartment is heated by a centrally-powered and controllable Vent-Axia Kinetic Sentinel Heat Recovery ventilation system and by an ESWA underfloor heating system. New carpets have been recently fitted throughout the property.

The apartment benefits from a Tunstall 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 lounge/diner is flooded in natural light from the double French doors opening onto the Juliet balcony. There is a double bedroom with a walk-in wardrobe, the bathroom offers a walk-in shower and assistance equipment, all with high quality ROCA 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 and integrated Fridge Freezer, all appliances are BOSCH.

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 and guest accommodation for visitors. There is a lift and stair access to all floors.

Hallway

4.12m x 1.45m (13'6" x 4'10")

A private entrance into a central hallway with doors leading to all rooms, the storage cupboard and laundry room. The main Tunstall emergency call unit is located in this hallway, main door intercom unit, illuminated light switches and thermostat controls for the underfloor heating in the hallway and bathroom.

Living / Dining Room

3.53m x 7.12m (11'7" x 23'5")

A bright and spacious room with a feature fireplace, Dimplex electric log-burner-style fire, underfloor heating control unit, ceiling-mounted ventilation system, a partially glazed door to the kitchen and double French doors out to the Juliet balcony.

Kitchen

2.45m x 3m (8'0" x 9'10")

A well-appointed, high quality, contemporary kitchen with a range of wall and base units. There is an integrated refrigerator and freezer, a halogen four-ring hob, extraction hood, high-level oven and under-cupboard lighting, all appliances are BOSCH. Underfloor heating is available in this room and there is powered ceiling-mounted ventilation with boost control.

Bedroom

3.03m x 3.88m (9'11" x 12'8")

A very generous double bedroom with a walk-in wardrobe, double window overlooking the private gardens, underfloor heating controls and a ceiling-mounted ventilation unit.

Walk-in Wardrobe

1.63m x 1.31m (5'4" x 4'4")

A very useful addition to a generously-sized bedroom. Fitted-out with series of rails, shelving units and a light.

Laundry Room

0.46m x 2.03m (1'6" x 6'8")

Housing a substantial pressurised hot water tank system, a BOSCH washer/dryer and the Vent-Axia Kinetic Sentinel Heat Recovery ventilation system. There are several power sockets, heating and hot water controls and a ceiling-mounted ventilation unit.

Bathroom/Shower Room

2.23m x 2.23m (7'4" x 7'4")

Tiled floor and mainly tiled walls for ease of maintenance, offering a large walk-in shower cubicle with a thermostatic mixer valve and chrome grab rails. The W.C is discreetly hidden within a stylish storage unit, there is a large basin with an illuminated vanity mirror complete with shaver plug power supply. There is an emergency call system, a heated towel rail and extraction with boost control.

Communal Lounge

13.1m x 8.9m (43'0" x 29'2")

The communal lounge is tastefully styled with a homely feel, a lovely area where you can enjoy the company of other residents with French doors out to the shared gardens.



Communal Grounds

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

Residents Parking

Residents Parking is through a car parking-permit scheme, please check with the House Manager for availability.

Leasehold

Leasehold 999 years start date 01.02.2017 with 991 years remaining.

Ground rent £450.00 per annum paid at £225.00 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.

SERVICE CHARGE

Service charge is £3256.33 per annum paid 1st of the month at £271.36 p.c.m

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

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

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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	90 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

lovelle



Approximate total area⁽¹⁾
62.5 m²
672 ft²

(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

Floor 1

