



Elm Tree Court, Cottingham, East Riding of Yorkshire  
Asking Price £120,000





## KEY FEATURES

- Central Village Setting
- First Floor Apartment
- Two Double Bedrooms
- Breakfast Kitchen
- Comfortable Lounge
- Residents Parking
- Tenure Leasehold
- Total Room Area 61 Square Metres
- Council Tax Band B
- No Onward Chain
- EPC rating C





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## DESCRIPTION

Set within the heart of the popular village of Cottingham and within walking distance of all local amenities, including transport, leisure facilities and an array of shops, cafes and well regarded restaurants.

This FIRST FLOOR apartment is ideal for those looking for their first home or those looking to downsize.

The well laid out accommodation includes TWO DOUBLE BEDROOMS, the main bedroom having fitted wardrobes. There is a comfortable LOUNGE, BREAKFAST KITCHEN and BATHROOM with overhead shower.

The property benefits from UPVC double glazing and a secure entry system.

Viewing is an absolute must!

## 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 office, turn right and follow King Street, going straight ahead at the traffic lights at the junction with Hallgate. Continue on King Street and before the T-junction with South Street the property is immediately on the right hand side, identified by our 'For Sale' board.





## PARTICULARS OF SALE

### Communal Entrance

There are two communal entrance doors with secure entry system opening to provide access to the first floor apartment.

### Entrance & Hallway

The entrance door opens to welcome you in with doors to the accommodation. Useful storage cupboard.

### Lounge

**5.02m x 3.30m**

A comfortable lounge with feature fireplace with inset living flame fire. Central heating radiator. UPVC double glazed window to the rear elevation and central heating radiator.

### Breakfast Kitchen

**3.15m x 2.97m**

The breakfast kitchen comprises of a good range of wall and base units with contrasting work surfaces and breakfast bar. Splashback tiling and slate effect laminate flooring. Built-in oven with gas hob and overhead extractor hood. Sink with drainer and mixer tap. Space and plumbing for an automatic washing machine and fridge/freezer. UPVC double glazed window and central heating radiator.

### Bedroom One

**3.50m x 3.15m**

A double bedroom with a range of fitted wardrobes. Double glazed window and central heating radiator.

### Bedroom Two

**4.09m x 2.69m**

A further double bedroom with ample space for bedroom furniture. Feature window and central heating radiator.

### Bathroom

**2.22m x 1.67m**

The bathroom has tiling to splashbacks. Panelled bath with overhead shower and screen, pedestal wash basin and low level W.C. Vinyl flooring and radiator.



### Residents Parking

Parking for residents to the rear of the apartment.

### Leasehold & Service Charge

The leasehold has approximately 80 years remaining (125 years from 12.04.1979 - 12.04.2104)

The annual service charge is £1159.56

(Service charge paid quarterly payment @ £289.89)



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## TENURE

The tenure of this property is Leasehold.

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## SERVICE CHARGE

£1159.56 per annum

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## LOCAL AUTHORITY

Council tax band: B

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.

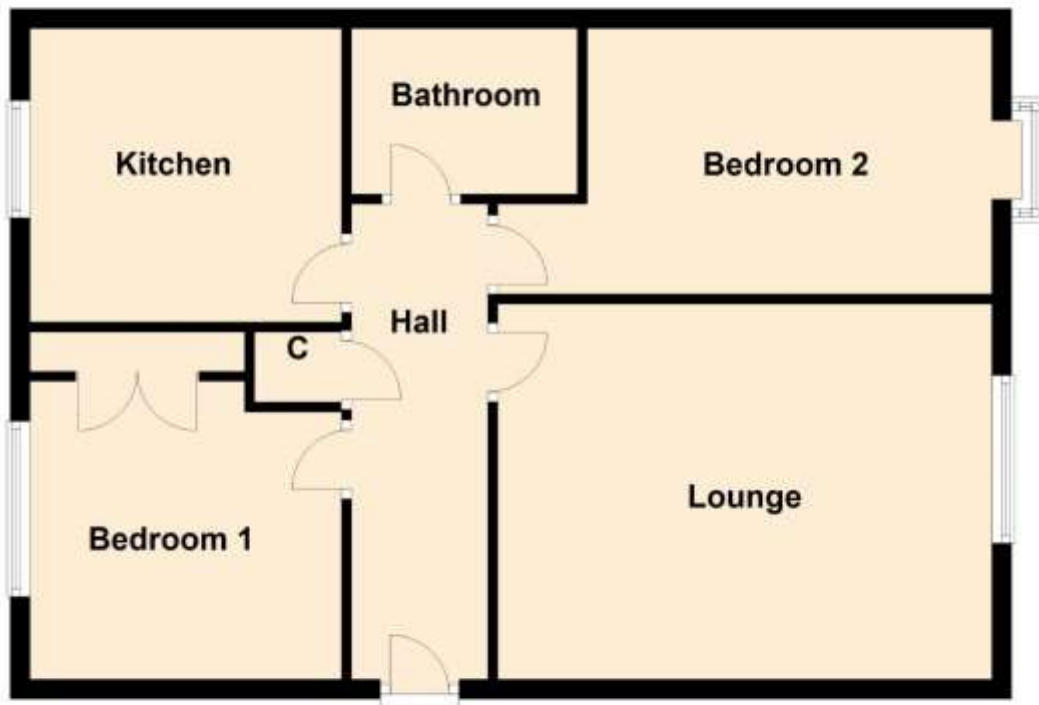
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**First Floor**

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



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

