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Matthew
Limb
MOVING HOME



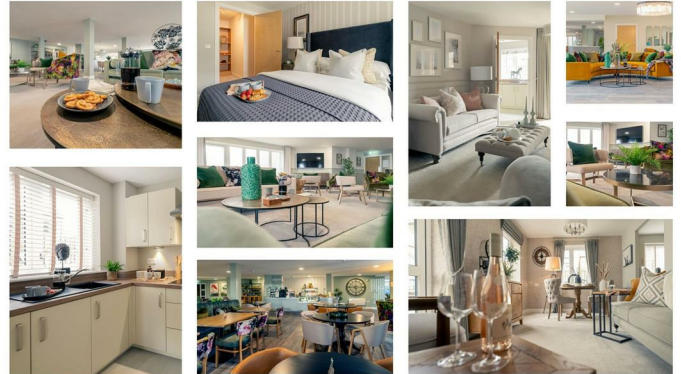
Apt 47, Springs Court, Northgate, Cottingham, East Yorkshire, HU16 5GX

- 📍 Stunning Development
- 📍 For the 70's Plus
- 📍 Independent Living
- 📍 Council Tax Band D
- 📍 On Site Restaurant
- 📍 Care Packages Available
- 📍 Such a Convenient Location
- 📍 Leasehold/EPC = B

£249,999

INTRODUCTION

Live independently in your own stunning apartment, part of the new retirement development for the 70's plus by the award winning McCarthy Stone. This contemporary development is situated in the centre of the village and includes around the clock support with 24hr staff and support/care packages available as well. A particular feature is the lovely on site restaurant and homeowners lounge, located off the elegant reception area. Landscaped gardens also surround the property and Springs Court boasts a guest suite available for booking and parking spaces available to purchase. The apartments are available with a range of purchase options which include buying outright, rent or part buy/part rent.



FEATURES INCLUDE

- On site restaurant
- Management on site 24hrs a day
- Domestic assistance is included in the service charge
- Care packages available
- Emergency call system
- Camera entry system
- Guest suite
- Beautiful gardens

LOCATION

Springs Court is located just off Northgate, adjacent to the Aldi supermarket making the weekly shop so convenient. The busy village of Cottingham has many historic listed buildings, quaint cottages and an excellent range of shops and amenities which will spoil you for choice. There are several pubs, eateries, post office, medical centre, golf and leisure club, plus so much more. Cottingham also hosts many annual events including a Folk festival, Scarecrow hunt, Christmas festival and a food and drink festival.

DESCRIPTION

Exquisitely finished, each apartment comes fitted with carpets and flooring. Apartment 47 is a beautiful two bedroomed home situated on the 2nd floor and includes a hallway with cloaks/WC and large storage utility cupboard situated off. There is a delightful living room and an extremely well fitted kitchen having a host of integrated appliances. There are two double bedrooms, the main with a walk in wardrobe and there is a stylish separate shower room.

ACCOMMODATION

ENTRANCE HALL

LOUNGE

17'5" x 10'8" approx (5.31m x 3.25m approx)



KITCHEN

8'10" x 6'11" approx (2.69m x 2.11m approx)



BEDROOM 1

17'4" x 10'1" approx (5.28m x 3.07m approx)



BEDROOM 2

12'7" x 10'2" approx (3.84m x 3.10m approx)



SHOWER ROOM



RESTAURANT & HOMEOWNERS LOUNGE



PROPERTY TO SELL?

Ask about a Smooth Move package or Part Exchange.

Smooth Move features:

- £2500 towards estate agents fees
- removal service
- £1000 towards legal fees

TO FIND OUT MORE

CALL OUR OFFICE to find out more or request a brochure - 01482 669982

TENURE

Leasehold - 999 lease term which started from 1st June 2021.

Ground Rent - £508.56 per annum

Service charge - £10,586.68 per annum

RETIREMENT LIVING PLUS

CONDITIONS OF SALE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.

PHOTOGRAPHY/IMAGES

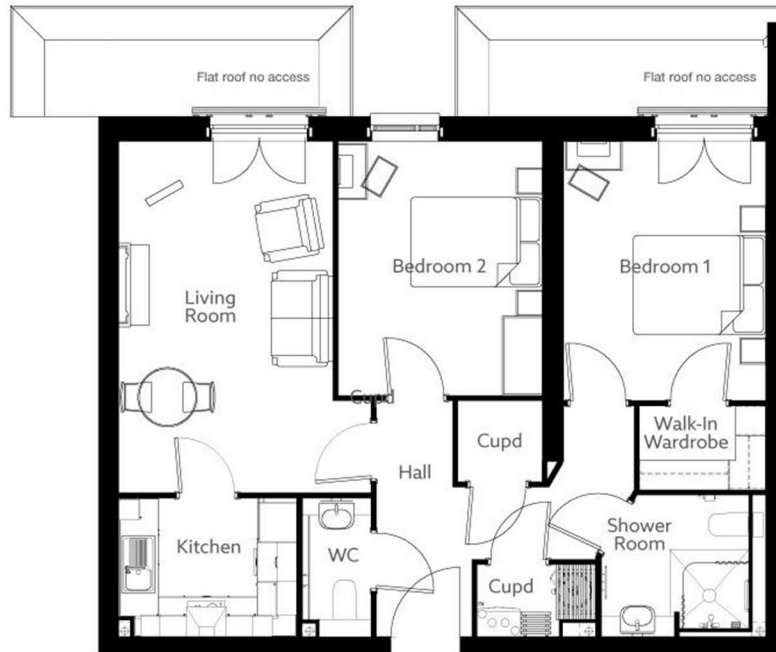
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VIEWING


Strictly by appointment through the agent. Brough Office 01482 669982.



47
 72.17 SQM
 776.83 SQFT



LIVING (max)	10'-8" x 17'-5"	3250mm x 5325mm
KITCHEN (max)	8'-10" x 6'-11"	2700mm x 2100mm
SHOWER (max)	7'-4" x 7'-1"	2247mm x 2147mm
BEDROOM 1 (max)	17'-4" x 10'-1"	5274mm x 3070mm
BEDROOM 2 (max)	12'-7" x 10'-2"	3845mm x 3090mm
WC (max)	6'-11" x 3'-5"	2100mm x 1050mm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	