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**Limb**  
MOVING HOME



*36 Springs Court, Cottingham, East Yorkshire, HU16 5GX*

- 📍 Second Floor Apartment
- 📍 Designed for the Over 70's
- 📍 On Site Restaurant
- 📍 Council Tax Band = C
- 📍 Independent Living
- 📍 Care Packages Available
- 📍 Convenient Location
- 📍 Leasehold / EPC = B

**£130,000**

## INTRODUCTION

Welcome to Springs Court in the charming village of Cottingham! This delightful 1-bedroom apartment is specifically designed for those over 70, offering a peaceful and secure retirement living experience.

Situated in a prime location, this complex boasts an on-site restaurant and a homeowners lounge, perfect for socialising and enjoying delicious meals without having to leave the comfort of your home. The convenience of a lift to all floors ensures easy access for all residents, making everyday living a breeze.

Additionally, the availability of parking adds to the convenience of this property, allowing residents to have their own vehicles nearby for any outings or visits.

Don't miss out on the opportunity to reside in this wonderful retirement apartment at Springs Court. Embrace a relaxed and sociable lifestyle in the heart of Cottingham.



## 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.

## ACCOMMODATION

A secure intercom system gives access into the communal entrance lobby and homeowners lounge and a lift leads up to the second floor.

## ENTRANCE HALL

With large storage cupboard.



## LOUNGE

19'6" x 10'8" approx (5.94m x 3.25m approx)  
With both living and dining space. French doors open to a 'Juliet' style balcony.



## KITCHEN

8'0" x 10'0" approx (2.44m x 3.05m approx)  
With contemporary base and wall u nits with complementing worksurfaces, sink and drainer with mixer tap, oven, hob with filter hood above and a fridge/freezer.



## BEDROOM 1

18'8" x 10'0" approx (5.69m x 3.05m approx)  
Narrowing to 5'5" approx.  
With walk in wardrobe fitted with shelving and hanging space.



## SHOWER ROOM

With wet room style shower, vanity unit with wash hand basin and mirror with light above, low flush W.C. tiled surround and heated towel rail.



## HOMEOWNERS LOUNGE & BISTRO

## *TENURE*

Leasehold - The lease term is 999 years dated from June 2021.  
Service charge - £796.27 per month  
Ground Rent - £433.68 a year

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## *VIEWING*

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

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## *PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *VALUATION SERVICE*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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