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**Limb**  
MOVING HOME



*15 Chelsea Court, Cottingham, East Yorkshire, HU16 5DU*

- 📍 First Floor Apartment
- 📍 Spacious Lounge
- 📍 Two Bedrooms
- 📍 Council Tax Band = B

- 📍 Parking For Two Cars
- 📍 Requires Modernisation
- 📍 No Onward Chain!
- 📍 Leasehold / EPC = C

**£120,000**

## INTRODUCTION

This first-floor apartment presents an excellent opportunity for those seeking a property with potential. While requiring some modernization, it offers a spacious layout including two bedrooms with fitted wardrobes, a generous lounge, a kitchen equipped with appliances, and a bathroom. Benefiting from gas central heating and uPVC double glazing, the apartment ensures comfort and efficiency. Additionally, it features convenient parking for two cars under a carport and is offered with no onward chain for a smoother transaction.

## LOCATION

Chelsea Court is small cul-de-sac off Murray Crescent which runs off Burton Road in the popular village of Cottingham. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull city centre, the historic market town of Beverley or in a southerly direction towards the iconic Humber Bridge. Cottingham also has its own mainline railway station with access to London Kings Cross. Cottingham High School and Sixth Form College is situated nearby. Good schooling both state and private is available for all ages.

## ACCOMMODATION

Private residential access door to:

## ENTRANCE HALLWAY

With stairs leading up to the apartment.

## HALLWAY

With cylinder/airing cupboard.

## KITCHEN

10'3" x 7'1" approx (3.12m x 2.16m approx)

Having a range of base and wall units, laminate worktops, one and a half bowl sink and drainer with mixer tap, oven, four ring gas hob with filter hood above, integrated fridge/freezer and washing machine. Storage cupboard, tiled splashbacks and window to the front elevation.





## LOUNGE

13'9" x 12'7" approx (4.19m x 3.84m approx)

With feature fire surround housing a living flame gas fire. Window to front.



## BEDROOM 1

11'5" x 10'4" approx (3.48m x 3.15m approx)

With fitted wardrobes and dressing table. Window to rear.



## BEDROOM 2

11'5" x 7'0" approx (3.48m x 2.13m approx)  
With fitted furniture including desk and drawers plus overhead storage. Window to rear.



## BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Tiled walls and window to rear.



## OUTSIDE

There is parking under the carport to the left hand side of the property with space for two cars.



## TENURE

Leasehold - The lease term is 999 years dated from January 1987.

## SERVICE CHARGES

The ground rent is £25 for annum.

The service charge is £51 per month for buildings insurance and communal garden maintenance.

## COUNCIL TAX BAND

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

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

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

## AGENTS NOTE

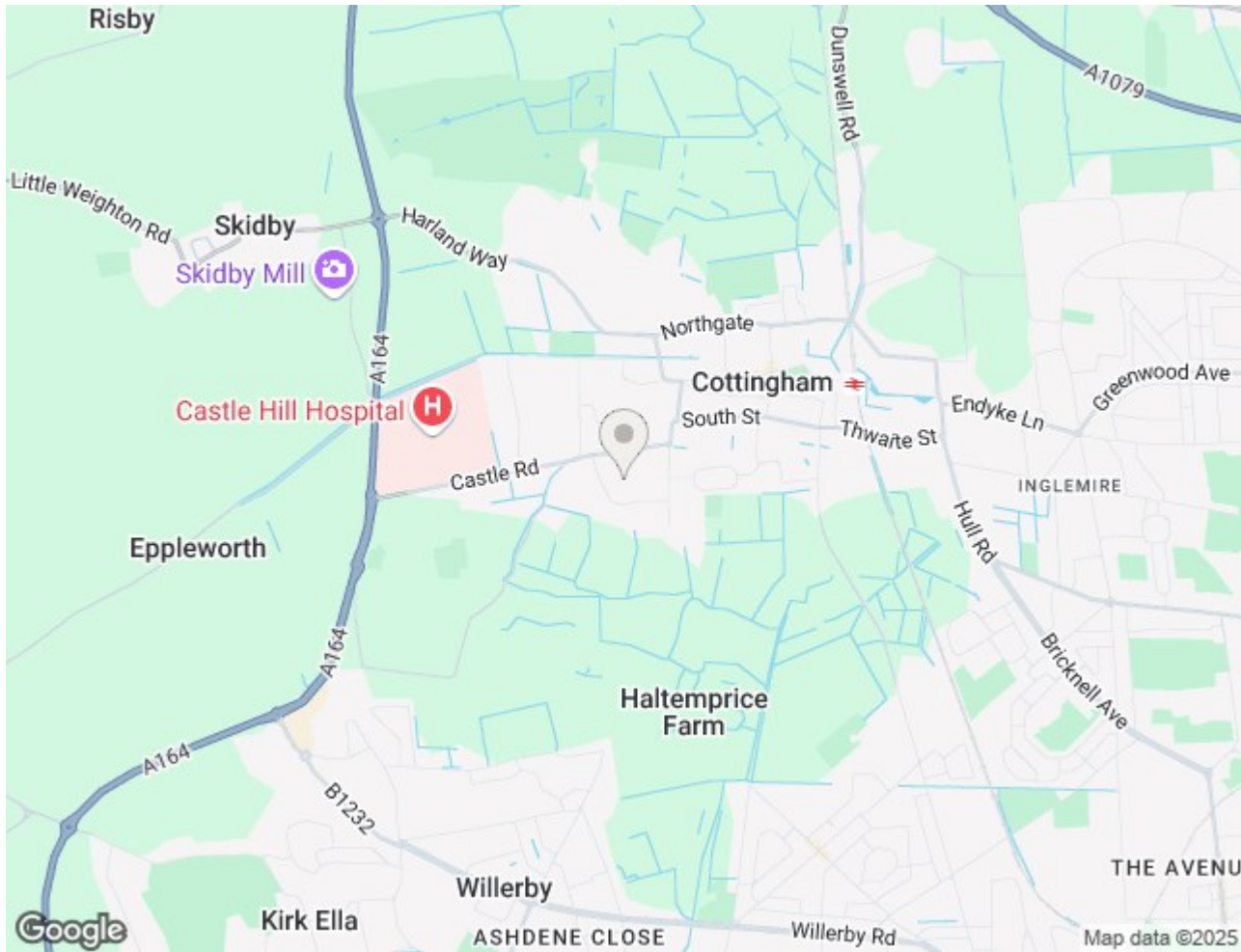
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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

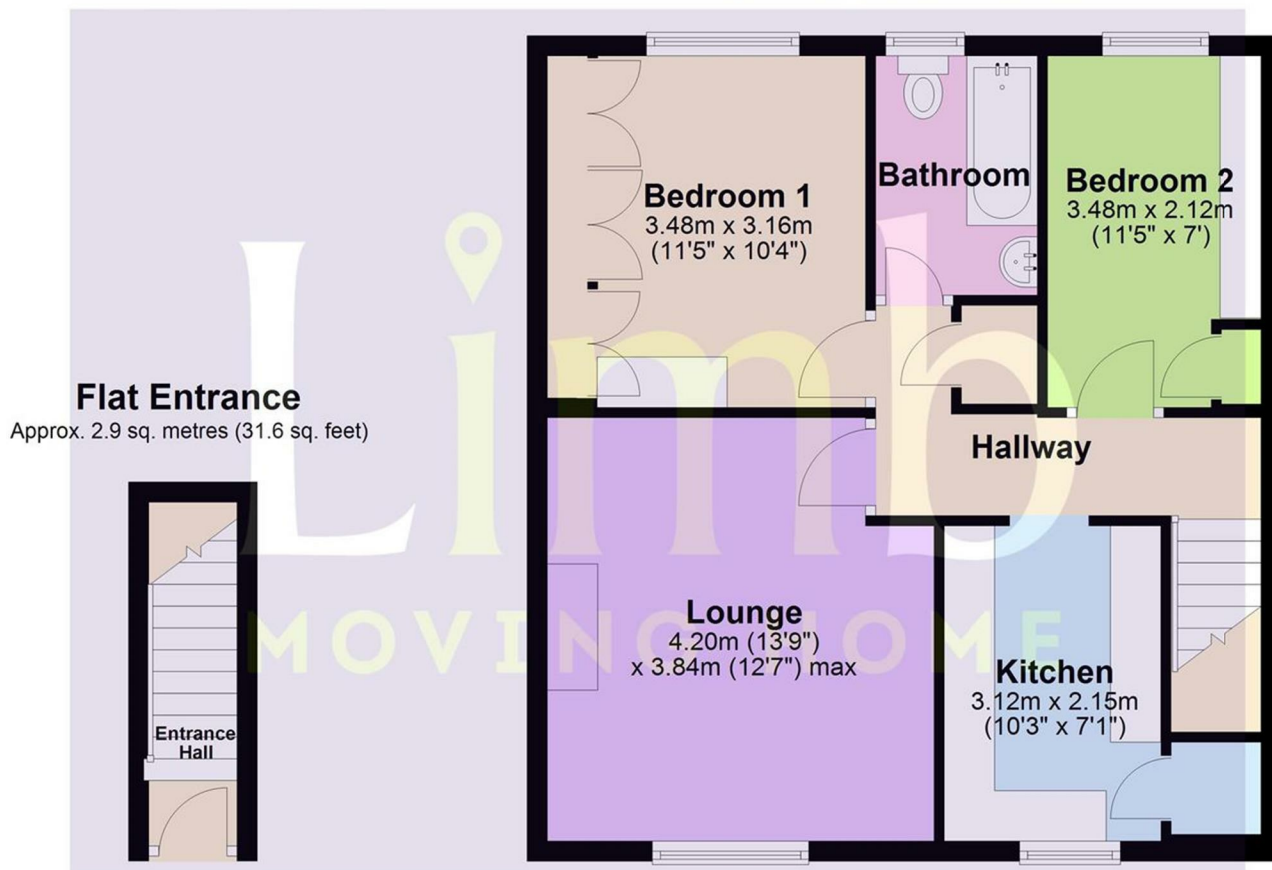
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





## First Floor


Approx. 55.1 sq. metres (593.2 sq. feet)



Total area: approx. 58.1 sq. metres (624.9 sq. feet)

**15 Chelsea Court, Cottingham**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	