

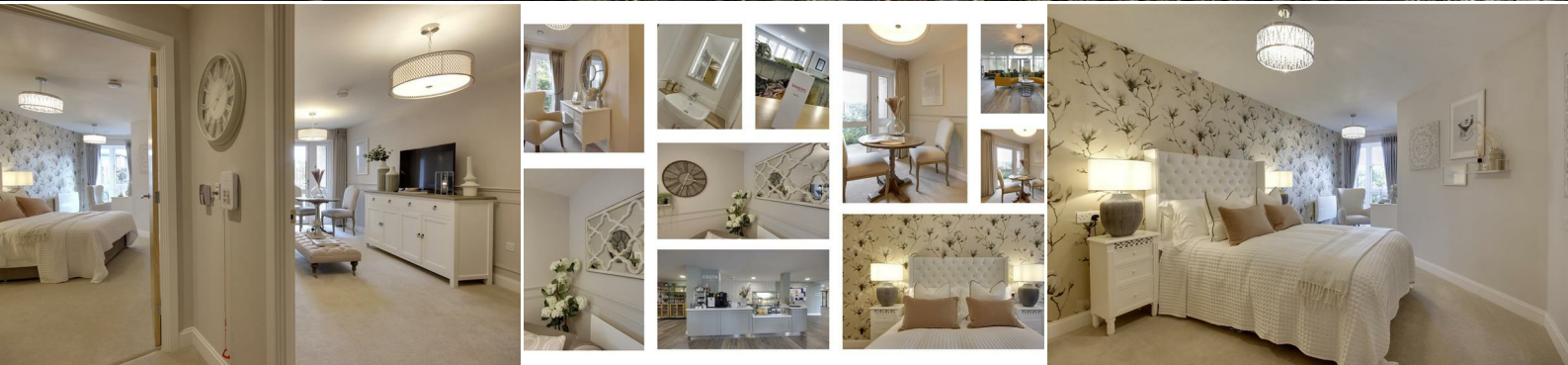
Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew  
**Limb**  
MOVING HOME



*Apt 35 Springs Court, Northgate, Cottingham, East Yorkshire, HU16 5GX*

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

**£187,699**



## *INTRODUCTION*

The price of £187,699 includes a £20,000 discount from the list price (list price is £207,699).

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, 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.

## *APARTMENT 35*

Exquisitely finished, each apartment comes fitted with carpets and flooring. Apartment 35 is a beautiful one bed roomed first floor home with a walk in wardrobe situated off the spacious bedroom, large living room with double doors and an extremely well fitted kitchen plus a stylish shower room.

## *ENTRANCE HALL*

With large storage cupboard.

*LOUNGE*

20'0" x 9'11" approx (6.10m x 3.02m approx)



*KITCHEN*

8'1" x 9'11" approx (2.46m x 3.02m approx)



*BEDROOM*

22'7" x 10'2" approx (6.88m x 3.10m approx)



*WALK IN WARDROBE*





*SHOWER ROOM*

7'1" x 7'4" approx (2.16m x 2.24m approx)



*ENTRANCE LOBBY*



*HOMEOWNERS LOUNGE & BISTRO  
RESTAURANT*



*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.

Service charge - £9,078.24 per annum

£756.52 per month. Retirement Living Plus includes  
Electricity, heating and lighting (communal areas)  
Water and sewage (communal areas and apartments)  
Professional fees  
Maintenance of building and gardens  
Emergency call system  
Building insurance  
Income to guest suites and sundry income  
Development staff  
Future maintenance fund  
Restaurant  
Domestic assistance

## *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.

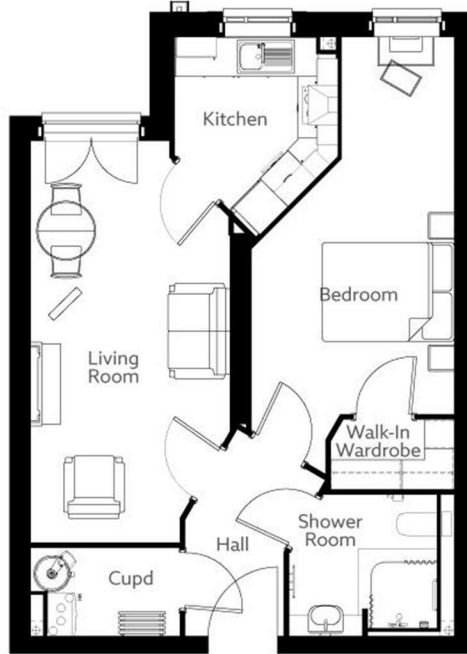
## *PHOTOGRAPHY/IMAGES*

The photographs used are for promotional and guidance purposes only and may include other completed developments or computer generated images. They are supplied to provide an indication of the finish and specification of the development, however we would advise a potential purchaser to refer to the detailed brochure or seek clarification on any matter that is of particular importance.






34  
53.96 SQM  
580.77 SQFT



LIVING (max)	20' x 9'-11"	6089mm x 3029mm
KITCHEN (max)	8'-1" x 9'-11"	2474mm x 3030mm
SHOWER (max)	7'-1" x 7'-4"	2147mm x 2247mm
BEDROOM (max)	22'-7" x 10'-2"	6857mm x 3078mm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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	