



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **49 Springs Court Field Close, Cottingham, HU16 5GX** **£3,090 Per month**

**AVAILABLE NOW!**  
Exclusive Retirement Apartment  
Independent Living Facility

We are delighted to be marketing this 'state of the art' apartment on behalf of McCarthy Stone.

The building is situated towards the heart of Cottingham which provides numerous amenities and travel routes.  
The apartment is based on the third floor and is comprising of hallway, spacious living room, kitchen with appliances, shower room and two large double bedrooms, one with walk-in wardrobe.

Service charge is included in the rent- this includes one hour of domestic help weekly, funding for the developments upkeep and social events.  
There is also staff on hand 24/7 with an emergency call system and all tenants are able to use the onsite restaurant.  
Please note bills are separate from the rent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>	<b>81</b>

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>			
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