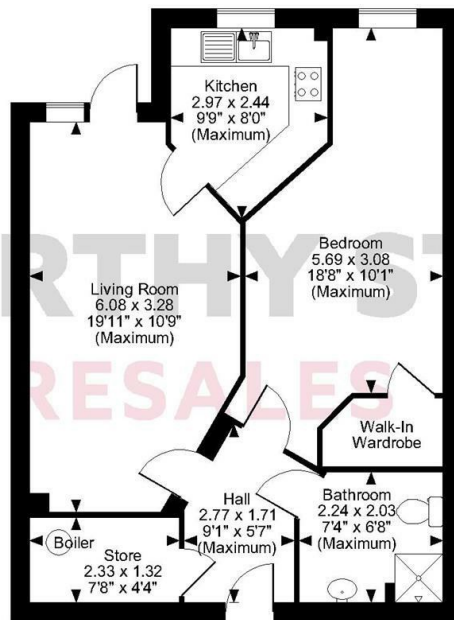


Springs Court, FieldClose, Cottingham  
Approximate Gross Internal Area  
586 Sq Ft/54 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

## 18 SPRINGS COURT FIELD CLOSE, COTTINGHAM, HU16 5GX



**COUNCIL TAX BAND: C**



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			



# McCARTHY STONE RESALES

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**\*\*CAR PARKING SPACE INCLUDED\*\*** A ONE BEDROOM GROUND FLOOR apartment with A PATIO AREA LEADING OUT TO THE COMMUNAL GARDENS located within a 2021 McCarthy Stone Retirement Living development for the OVER 70'S.

**PRICE REDUCTION**

**ASKING PRICE £130,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# SPRINGS COURT, COTTINGHAM

## SPRINGS COURT

Situated within walking distance of the centre of Cottingham – a large leafy village in East Yorkshire just outside Hull – this Retirement Living PLUS development offers all the care you need and amenities right on your doorstep.

All apartments have been designed with you in mind, providing ample living and storage space, along with easy-to-reach switches and ovens, and stylish but functional bathrooms. At the heart of the development is the cosy communal lounge in where homeowners can meet and socialise, and there's also beautiful landscaped gardens in which to relax on sunny afternoons. As a Retirement Living PLUS development, at Springs Court, there is an on-site Bistro providing hot meals and snacks daily, plus we can offer flexible support packages, designed so you pay only for care if you need it. There's also an Estates Manager and 24-hour staffing should you need anything, with each apartment allocated one hour's domestic assistance per week (additional support is available at extra charge).

For your reassurance, there is a 24-hour emergency call system, and, for security and peace of mind, the development has a camera entry system.

With Cottingham centre just 0.3 miles away, you'll have all you could need right on your doorstep, including several small supermarkets, a wide variety of shops, eateries and pubs, several banks, a post office and a medical centre, among much more. The village also hosts a weekly outdoor market. And, if you're wanting to travel a little further afield, there is onsite car parking and a scooter room, as well as a bus stop very close by and Cottingham train station less than a mile away. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

## LOCAL AREA

Three miles from Hull, Cottingham has a long and fascinating history, with castle remains in the village dating back to the 12th century and architecture in the village dating back to various historical periods. What's more, among its most famous residents was the poet Philip Larkin, whose grave you'll find in the village's Victorian municipal cemetery. Also in the area is Skidby Windmill – a working windmill that offers magnificent views over the Yorkshire Wolds. Unusually, the windmill's original outbuildings are all still standing, some of which now house the Museum of East Riding Rural Life. Browse the museum's fascinating interactive exhibits, suitable for all ages, and round off your visit with lunch at the lovely little onsite café. Cottingham Parks Golf and Leisure Club is less than 3 miles away, where you can enjoy a variety of activities. As well as an easy-walking 18-hole golf course and a driving range, there is a health club with a swimming pool, a salon offering a range of beauty treatments and a café bar and lounge serving fresh homemade food.

What's more, just over 10 miles away is one of the area's most iconic landmarks: the Humber Bridge. Enjoy fantastic views as you cross this amazing feat of engineering by car, bicycle, or even on foot. And, for spectacular views of the bridge, take a seat in one of the many benches in Humber Bridge Country Park on the north bank of the Humber, where you'll also find charming walking trails and a pond.

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response and security door entry system with intercom is situated in the hall along with illuminated light switches, and a smoke detector. From the hallway there is a door to a walk-in utility/storage cupboard. Further doors lead to the lounge, bedroom and shower room.

## LIVING ROOM

This delightful living room has 2 windows and a patio door leading out to a patio area and onto the communal gardens. There are TV and telephone points and a Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets. A partially glazed door leads into the separate kitchen.



# 1 BEDROOMS £130,000

## KITCHEN

A modern fitted kitchen with a range of high gloss wall and base cupboards and drawers with a woodblock design work surface with inset sink and drainer with mono lever tap and window above. Integral appliances comprise of a low level oven, ceramic hob with cooker hood over and fridge/freezer. Tiled flooring, adjustable spot lights and under pelmet lighting.

## BEDROOM

Double bedroom with floor to ceiling window. Two ceiling lights, TV and phone point, raised power sockets and wall mounted electric heater. The bedroom also benefits from a large walk-in wardrobe fitted with shelving and hanging rails.

## SHOWER ROOM

Partially tiled walls and tiled flooring, fitted with a WC, wash hand basin and mirror above, walk-in shower with adjustable shower head and hand rail. Electric heated towel rail.

## CAR PARKING SPACE

There is a car parking space included in the sale of the property.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £9,555.28 per annum (for financial year end 28/02/2025).

## LEASEHOLD INFORMATION

Lease Length: 999 years from 2021

Ground rent: £435 per annum

Ground rent review: Jan 2036

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 70 years.

