



The Laureates Newgate Street, Cottingham
Cottingham

Guide Price £260,000

 **WIGWAM**

Nestled in a peaceful community, this beautifully presented 2-bedroom independent living apartment offers an ideal opportunity for over-60s independent living. The development benefits from a dedicated House Manager and a 24-hour Careline Service, residents can enjoy peace of mind alongside the comfort of a secure environment.

The apartment itself benefits from a modern fitted kitchen, bathroom, and en-suite. As well as 2 good-sized bedrooms, a large living room with a Juliet balcony offering garden views. The apartment has underfloor heating throughout.

The development boasts access to lush communal gardens and a serene patio area, providing tranquil spaces to enjoy and socialise. Additionally, the convenience of a parking space under a carport enhances the practicality, ensuring ease of access for residents and their guests.

The Laureates itself is located in the historic village of Cottingham, boasting two main shopping streets with all the amenities you need. It offers easy access to the village centre, as well as public transport to take you further afield. Cottingham Medical Centre is located close by, on South Street, and Castle Hill Hospital is situated on the edge of the village. Cottingham is also serviced by a Railway Station on the York Coast Line, running between Hull and Scarborough.

The service charge is £378.72 per month and includes cleaning of windows, grounds maintenance, all water rates and upkeep of communal areas, a lift and buildings insurance.

The development also offers a separate guest bedroom that is available for friends and family to utilise for an additional fee.





Bedroom 1

With carpet, under-floor heating and built in storage

Kitchen

Bedroom 2

With carpet and under-floor heating

Living room

With carpet, under-floor heating and Juliet balcony

En-suite

With walk in shower, WC, sink with vanity unit and towel radiator

Communal area

Communal area

Guest bedroom

Separate guest bedroom

- Over 60's retirement independent living
- House manager & 24 hour careline
- Communal gardens and patio area
- House manager and 24-hour emergency call system
- Parking space included under a car port













This floor plan is provided without warranty of any kind. All measures have been taken to ensure quality and accuracy, however we disclaim any warranty including, without limitation, satisfactory quality or accuracy of dimensions.



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