

32 The Laureates, Newgate Street

Cottingham

HU16 4ED

Guide Price £139,950

We offer onto the market this beautifully presented 1 Bedroom second floor apartment for the over 60's, providing very spacious accommodation which briefly comprises Entrance Reception, 25ft long Lounge with Dining Area, well-thought-out fitted Kitchen including integrated appliances, Bedroom with walk-in wardrobe and Shower Room/WC. The apartment, which benefits from electric under-floor heating and positive air system, is part of a well designed complex which stands in beautiful manicured gardens as well as communal Hallways and Lounges providing a delightful atmosphere as well as a House Manager on site to assist if needed. The property is offered at a realistic price to attract an early sale and is offered with no chain involved!



Property Features

- Stunning 1 Bedroom Second Floor Apartment
- For The Over 60s
- Delightful Complex
- Manicured Gardens
- Electric Central Heating
- Very Spacious Accommodation
- Situated Close To Cottingham Centre
- No Chain Involved

Full Description

THESE DETAILS ARE DRAFT DETAILS ONLY AND ARE AWAITING APPROVAL BY THE VENDOR

LOCATION

The complex is situated in the delightful village of Cottingham with excellent local amenities including shops and public transport, also Railway link and the motorway network.

THE ACCOMMODATION COMPRISES

COMMUNAL HALLWAY

Leading to :-

COMMUNAL RESIDENTS LOUNGE

With house manager and lift leading to the second floor Apartment.

PRIVATE ENTRANCE RECEPTION

13' 7" x 13' 1" (4.14m x 3.99m)

Measurements narrowing to 4'1". With main entry door, built-in cupboard, further good sized built-in cupboard with automatic washing machine, boiler for central heating and positive air system.

LOUNGE AND DINING AREA

25' 39" x 11' 7" (8.61m x 3.53m)

With fireplace and electric fire, uPVC double glazed French door with Juliet balcony and TV point.

KITCHEN

7' 11" x 9' 1" (2.41m x 2.77m)

With fitted base and wall-mounted units, worktop surface areas, uPVC double glazed window which overlooks the front, integrated fridge and freezer, oven, hob and extractor, tiled flooring, underlighting to the worktops and stainless steel sink and drainer.

BEDROOM

17' 5" x 9' 10" (5.31m x 3m)

With uPVC double glazed window which overlooks the front and TV point.

DRESSING ROOM (OFF)

5' 6" x 4' 14" 2" (1.68m x 1.27m)

SHOWER ROOM

7' 3" x 7' 3" (2.21m x 2.21m)

With large walk-in shower, vanity wash hand basin with mixer tap, low level WC, heated wall-mounted chrome towel rail/ radiator, extractor and fitted mirror.

OUTSIDE

The property stands in beautifully kept manicured grounds



Full Description

TENURE

We believe the tenure of this property to be Leasehold (to be confirmed by the vendor's solicitors). The Lease commenced 01/06/2016 for a period of 999 years.

The service charge is currently £3,029.79 per annum (for financial year end 30 June 2025) which includes cleaning of communal windows, water rates for communal areas and apartments, electricity, heating, lighting and power to communal areas, 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 and buildings insurance.

The service charge does not cover external costs such as Council Tax, electricity or TV, but does include the cost of the House Manager, water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.

Car Parking (Permit Scheme) Subject To Availability - Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by each McCarthy & Stone development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

The Ground Rent is currently £247.50 every 6 months.

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE
OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, 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. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

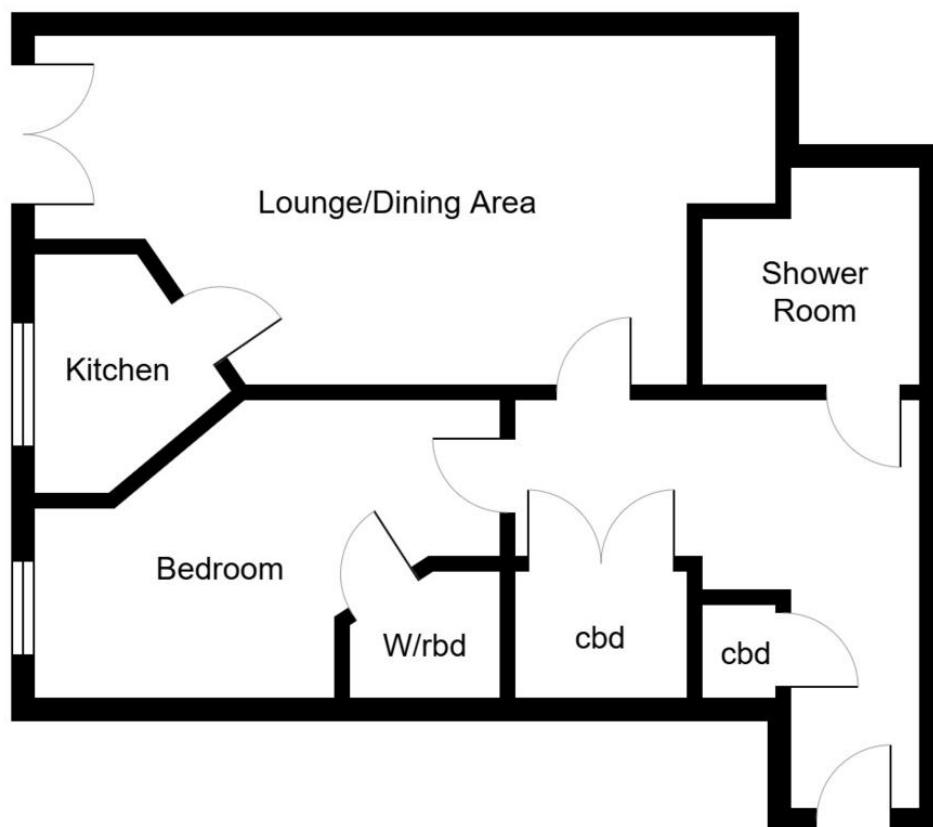
NONE OF THE STATEMENTS CONTAINED IN THESE
PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED
UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.







DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements