



**QUICK & CLARKE**  
The Property Specialists

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**17 Applegarth Mews, Cottingham HU16 5SS**  
**£109,950**

- First floor apartment
- Very close to village centre
- Two bedrooms
- Communal gardens and residents parking
- Leasehold
- Modern shower room
- No onward chain
- Council tax band C
- EPC rating C

A very well-proportioned first floor apartment situated in an ideal position adjacent to the village centre. In a purpose-built block reserved for Over 55s, the properties are in a peaceful and leafy location at the head of a cul-de-sac.

Offered with no onward chain and having the benefit of a modern shower room, the property has a spacious living room, kitchen, two double bedrooms and the use of the communal gardens and communal parking.

#### LOCATION

The property is located on the first floor of this small two storey apartment block on the cul-de-sac forming Applegarth Mews. Situated towards the head of the cul-de-sac forming Crescent Street, the property lies adjacent to the village centre with pedestrian access directly into the car park of the Co-op Supermarket, lying approximately 50 metres from the entrance of the property.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

The apartment has a private access from the side of the apartment block with stairs leading to the apartment.

##### FIRST FLOOR

##### LANDING

Cupboard shelved out for storage. Tunstall emergency pull-cord system.

#### LIVING ROOM

13'8 x 11'9 (4.17m x 3.58m)

A spacious living room allowing flexibility of layout and with bay window to the front elevation, and an electric fire set in a marble fireplace with matching hearth and back.

#### KITCHEN

11'1 x 7'9 (3.38m x 2.36m)

A good range of wall and base storage units with laminate worksurfaces and tiled splashbacks. Composite 1 1/2 bowl sink and drainer, oven and hob, space and plumbing for washing machine and fridge freezer.

#### BEDROOM 1

11'1 x 12'4 (3.38m x 3.76m)

Window to the rear elevation.

#### BEDROOM 2

10'1 x 6'11 (3.07m x 2.11m)

Window to the rear elevation.

#### SHOWER ROOM

6'7 x 6'5 (2.01m x 1.96m)

Three piece sanitary suite comprising corner shower enclosure, low level WC, pedestal wash basin and window to the rear elevation.

#### OUTSIDE

The property enjoys communal gardens which are maintained and surround the property. Within the cul-de-sac there is communal parking for use by the residents and their visitors.

#### CHARGES

The service charge and ground rent combined is £170.16 per calendar month. This includes buildings insurance, and general building and communal grounds maintenance.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing.

#### TENURE

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor).

#### VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

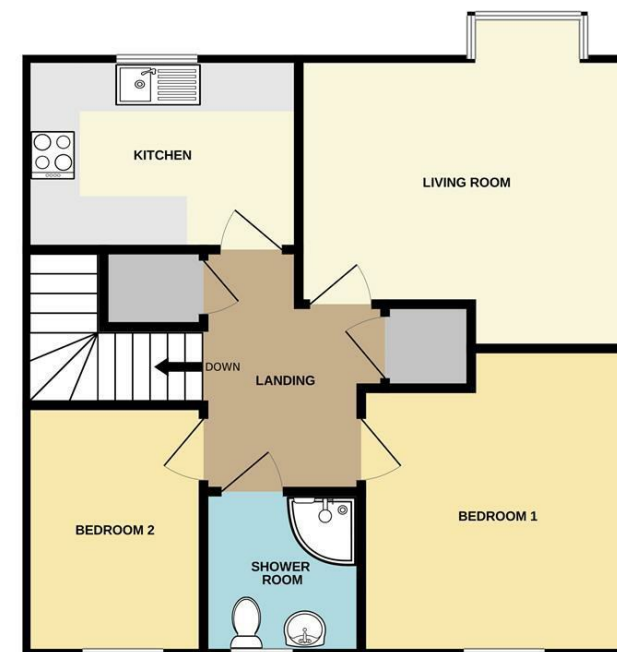
#### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

FIRST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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 contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their condition or efficiency can be given. Made with Metropix iC324