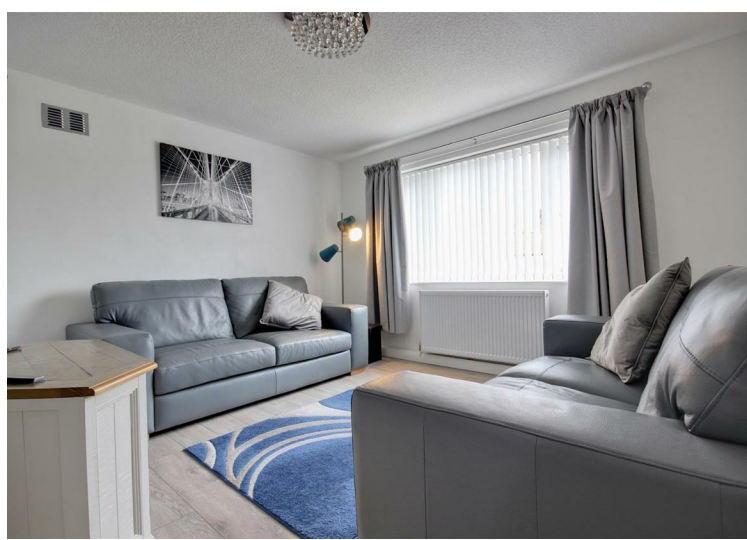




QUICK & CLARKE
The Property Specialists

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6 Arnett House Crescent Street, Cottingham HU16 5RR
£119,950

- Immaculate modernised apartment
- First floor position
- Close to amenities of centre
- Beautiful modern kitchen & bathroom
- 'Leafy' neighbourhood
- EPC Rating: D
- Council Tax Band: A

Having been recently fully refurbished, this immaculately presented and beautifully appointed apartment is situated on the first floor of this compact apartment block in a highly regarded area close to the amenities of the village centre. Boasting a modern kitchen and bathroom, and an attractive and easy to maintain layout, the current owners have explained how friendly the local community is. Benefitting from a relatively low service charge, which is currently just £30.00 per month, the property is ideal for anyone looking for an easy to maintain home close to the amenities.

LOCATION

The property is located on the first floor of Arnett House, which lies on the Western side of Crescent Street, a cul-de-sac just to the North-West of the village centre. Crescent Street bisects George Street and leads down to the large Co-op supermarket with the main shopping area of Cottingham, Hallgate, lying just to the South of the property.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

The property is accessed through a communal entrance hall with glass door and electric intercom access. Stairs lead to the first floor apartments.

COMMUNAL LANDING

Servicing just this and two further properties.

THE APARTMENT

ENTRANCE HALL

12'9" x 7'1" (3.89m x 2.16m)

A modern composite glass panelled door opens into an entrance hall with engineered oak flooring. A large alcove has been turned into a walk-in wardrobe with fitted cupboards and window to the rear elevation.

LIVING ROOM

12'4" x 12' (3.76m x 3.66m)

A very well proportioned room with modern grey laminate flooring and window to the front elevation.

KITCHEN

10'2" x 8'10" (3.10m x 2.69m)

A very attractive kitchen offering a good range of wall and base storage units with cream fronts, laminate work surfaces and matching splashbacks, four ring electric hob with extractor over, integrated oven, one and a half bowl sink and drainer, space and plumbing for washing machine and fridge freezer, tile style floor covering and window to the side elevation.

BEDROOM

12'4" x 9'7" (3.76m x 2.92m)

Window to the front elevation.

BATHROOM

6'8" x 6'4" (2.03m x 1.93m)

Modern three piece sanitary suite comprising shower bath with separate thermostatic shower valve over and glass screen, vanity hand wash basin, close coupled w.c., window to the rear elevation and tiled walls.

OUTSIDE

The property benefits from communal gardens which are largely lawned and are maintained within the service charge.

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 on a 125 year lease from 24 April 1989. The current ground rent is £100.00 p.a. and the current service charge is £30.00 p.c.m. (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

GROUND 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 floorplan 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix iCS24.