



**QUICK & CLARKE**  
The Property Specialists

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**10 Applegarth Mews, Cottingham HU16 5SS**  
**£125,000**

- Modern ground floor over 55's apartment
- On site warden
- Central leafy location
- Well proportioned & homely
- No onward chain
- Flexibility of living space
- EPC Rating: C
- Council Tax Band; C

An attractive, homely and flexibly laid out ground floor apartment in a peaceful head of cul-de-sac position and occupying the corner of this well planned development and with communal gardens to both front and rear.

With a modern kitchen and shower room, the property has a well proportioned living room and two bedrooms, one of which could be used as a dining room or study. The property is offered to the market with no onward chain and the development lies in a leafy area conveniently close to the amenities of the centre of the village.

#### LOCATION

The property is located on a purpose built over 55's development which is adjacent to the village centre and amenities. Accessed off Crescent Street via George Street, the property also has pedestrian access directly into the car park of the large Coop supermarket. Situated to the rear of the development and with the backdrop of a communal garden and trees, this ground floor apartment occupies a peaceful location on the development.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE PORCH

Modern composite front door with glass panel and inset mat well. A further door opens into the entrance hall.

##### ENTRANCE HALL

Large walk-in storage cupboard and further airing cupboard housing the hot water tank.

##### LIVING ROOM

12'4" x 11' (3.76m x 3.35m)

A well proportioned room with marble fireplace housing electric fire and with window to the front elevation.

##### KITCHEN

9'10" x 6'2" (3.00m x 1.88m)

Offering a range of wall and base storage units with laminate work surfaces and ceramic tile splashbacks, stainless steel sink and drainer, four ring induction hob with extractor over, integrated oven, window to the front elevation and wall mounted gas boiler.

##### BEDROOM 1

9'4" to wardrobes x 11'1" (2.87m to wardrobes x 3.38m)

Built-in wardrobes and window to the rear elevation overlooking communal lawn.

##### BEDROOM 2

9'6" x 6'9" (2.90m x 2.06m)

Currently used as a dining room and offering flexibility of use with window to the rear elevation.

##### SHOWER ROOM

6'2" x 6'4" (1.88m x 1.93m)

Modern three piece sanitary suite comprising shower enclosure, low level w.c. and pedestal hand wash basin. Fully tiled walls.

##### OUTSIDE

The property occupies a corner plot position and benefits from the communal gardens to both front and rear which create a peaceful ambience. There is a brick storage cupboard attached to the front of the property adjacent to the entrance door and immediately in front of the house an area of lawn with a seat.

##### 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 99 year lease commencing March 1989. The service charge and ground rent combined is £210.00 per calendar month which includes building insurance and general building and communal ground maintenance, an onsite warden and emergency alarm connected directly from the apartment via pullies and smoke alarms plus a pendant (this will all be confirmed by the vendor's solicitor).

#### VIEWING

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

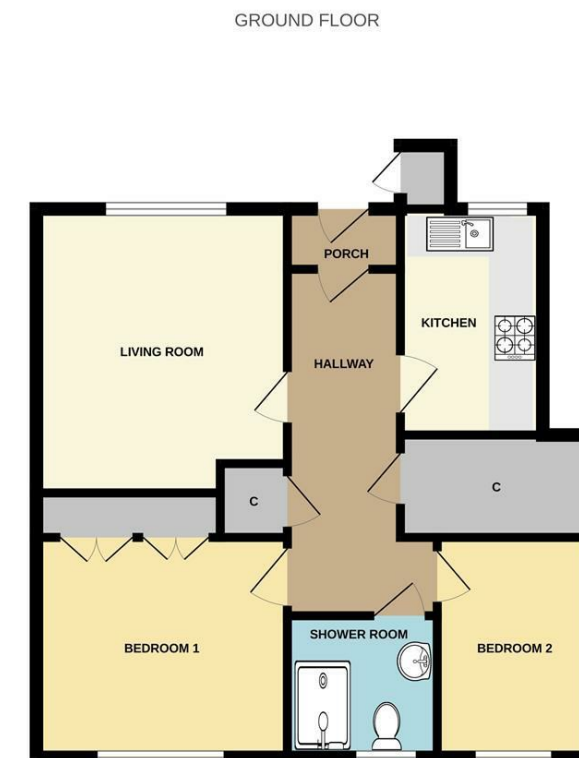
#### FINANCIAL SERVICES

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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](mailto:cottingham@qandc.net)



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.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, walls, 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 operability or efficiency can be given. Made with Mapplan 12/2017.