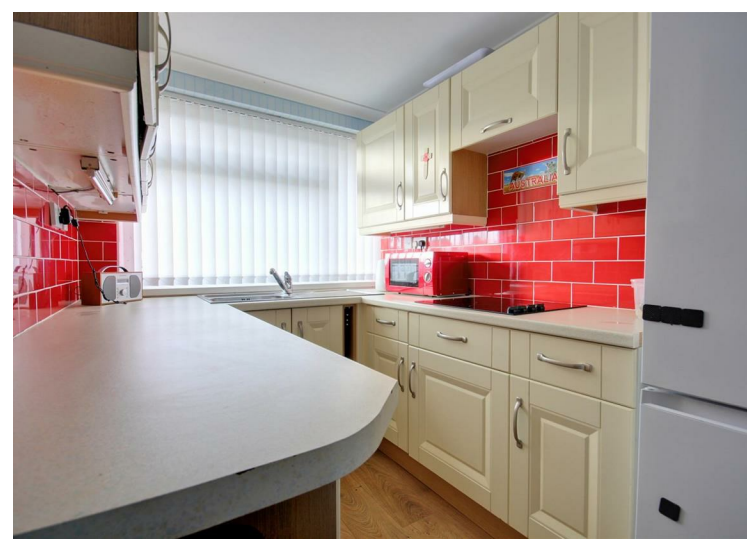




QUICK & CLARKE
The Property Specialists

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11 St. Marys Mount, Cottingham HU16 4LQ
£97,500

- Recently updated and enhanced
- Superb position close to Station
- Spacious second floor apartment
- Modern kitchen and bathroom
- Communal gardens & parking
- EPC Rating: E
- Council Tax Band: A

An attractive and deceptively spacious, second floor apartment situated in a superb position close to the Railway Station and the amenities of Cottingham.

Well positioned in this purpose-built and established apartment block which benefits from a large amount of communal parking and attractive, mature gardens which surround the properties, the apartment has an airy view through the tree canopy with a Westerly aspect to both the kitchen, bedrooms and living room. Benefitting from a modern kitchen and bathroom, viewing is highly recommended.

LOCATION

The property is located in this purpose-built apartment block which lies in a superb position on Station Road and adjacent to Cottingham's Railway Station. Lying just off attractive Hallgate, the situation of the property provides ease of access to all of the amenities of this large and popular village.

The property is located on the second floor and on the Western side of the apartment block. From the car park the communal entrance to the apartment is found on the South-Eastern side of the Westernmost area of the block close to Station Road. Two flights of stairs are taken to reach the communal landing.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

13'1" x 9' maximum (3.99m x 2.74m maximum)
Of an L-shaped and with a timber front door and two storage cupboards, one housing the hot water cylinder. Intercom security access for the communal entrance door at ground floor level.

LIVING ROOM/DINING ROOM

20'11" x 13'4" reducing to 9'8" (6.38m x 4.06m reducing to 2.95m)
A spacious room offering flexibility of space for both living and dining room furniture. The window has a Westerly aspect through the leaf canopy and over the rooftops of Cottingham. The focal point of the room is a stone fireplace housing an electric fire and an internal window offers borrowed light to the entrance hall.

KITCHEN

11'4" x 6'4" (3.45m x 1.93m)
Wall and base storage units with laminate work surfaces and ceramic tile splashbacks, four ring electric hob, stainless steel sink and drainer, space for fridge freezer and washing machine, and window with a Westerly aspect.

BEDROOM 1

11'3" x 8'11" (3.43m x 2.72m)
Built-in cupboards and window to the Western aspect.

BEDROOM 2

11'4" x 6'8" (3.45m x 2.03m)
Window with a Westerly aspect.

BATHROOM

A modern bathroom with a three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin, panelled bath with shower attachment over and tiled walls.

OUTSIDE

The property is surrounded by well tended and communal gardens which have a multitude of mature shrubs and trees. With wide areas of lawn, there are also some rotating clothes airers for the drying of clothes. To the Southerly aspect of the apartment blocks is a large area of communal car parking.

SERVICES

Mains water, electricity and drainage are available or connected to the property.

HEATING

The property benefits from an electric heating system.

DOUBLE GLAZING

The property benefits from double glazing.

TENURE

We believe the tenure of the property to be Leasehold on a 125 year Lease from 1st January 1987 with 87 years remaining with the ground rent and maintenance is currently approximately £50 per month.(this will be confirmed by the vendor's solicitor).

VIEWING

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

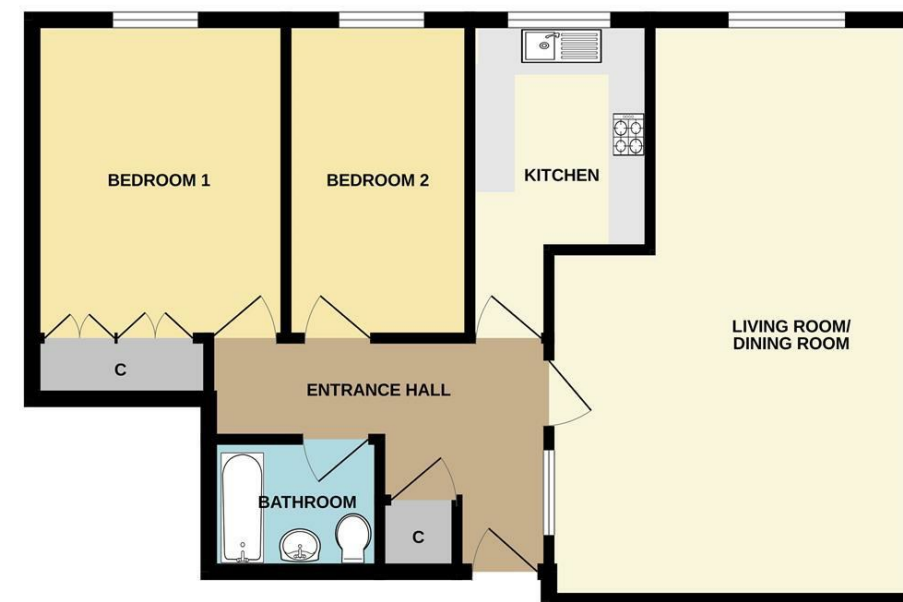
FINANCIAL SERVICES

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

SECOND 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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