



3 Applegarth Mews, Cottingham HU16 5SS
Offers in the region of £110,000

- No chain
- Over 55's development
- First floor apartment
- Two bedrooms
- Communal gardens
- Residents and visitor parking
- Close to village centre amenities
- On site warden
- EPC: C

THE PROPERTY

Located within walking distance of the village centre and neatly tucked away in this small cul-de-sac of mews style apartments for the over 55's, we are delighted to present to the market this aesthetically pleasing first floor apartment. The apartment is offered to the market with NO CHAIN!

Enjoying uPVC double glazing and gas central heating, the property enjoys ground floor entrance lobby with storage cupboard and stairs to the first floor, hallway, spacious lounge with fireplace, breakfast kitchen, two double bedrooms, one of which is fitted, and a bathroom. There is an outside store and communal gardens which are beautifully maintained under the maintenance agreement with space for residents and visitors parking within the complex. This property truly deserves an internal viewing to fully appreciate what a great apartment it is and how close it is to all the amenities of the village.

LOCATION

Applegarth Mews is located off Crescent Street which is accessed from George Street off Hallgate, the main shopping street in Cottingham. There is a pedestrian cut-through from the Co-op car park making great ease of access into the village centre. Cottingham wears the proud title of the UK's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers.

THE ACCOMMODATION COMPRISES

GROUND FLOOR ENTRANCE LOBBY

A door with glazed inserts leads into entrance lobby with fitted storage cupboard and stairs leading up to the apartment. Intercom system to front door for added security.

FIRST FLOOR

ENTRANCE LANDING

Having fitted airing cupboard, access to loft with pull down ladder.

LOUNGE

14'9" x 10'6" (4.50m x 3.20m)

With uPVC double glazed windows to the front elevation. White Adam style fire surround with granite back and hearth housing electric flame effect fire, TV aerial point and telephone point, emergency pull cord.

BREAKFAST KITCHEN

11'1" x 7'1" (3.38m x 2.16m)

uPVC double glazed windows to both the front and side elevations. Fitted base and wall cupboards with worksurfaces and tiled splashbacks, space and provision for gas cooking, stainless steel 1 1/4 bowl sink unit with drainer, space and plumbing for washing machine and space for fridge freezer.

BEDROOM 1

11'3" to wardrobes x 10'4" maximum (3.43m to wardrobes x 3.15m maximum)

uPVC double glazed window to the rear elevation, fitted bedroom furniture enjoying fitted wardrobes, dressing table with drawers and inset mirror with integral light, and bedside cabinets with shelving above.

BEDROOM 2

11'0" x 6'10" (3.35m x 2.08m)

uPVC double glazed window to the rear elevation. A great versatile room currently used as a second sitting room.

BATHROOM

7'8" x 6'10" (2.34m x 2.08m)

Having a three piece coloured suite enjoying low level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiled to wet areas and extractor.

EXTERNAL

There are communal gardens which encase the property which are managed under the maintenance agreement. There is also space for residents and visitors to park.

AGENTS NOTE

There is a monthly maintenance charge of £145 per month which includes buildings insurance, external cleaning and maintenance of the grounds. There is a warden who resides on site.

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 (to be confirmed by the vendor's solicitor).

VIEWING

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

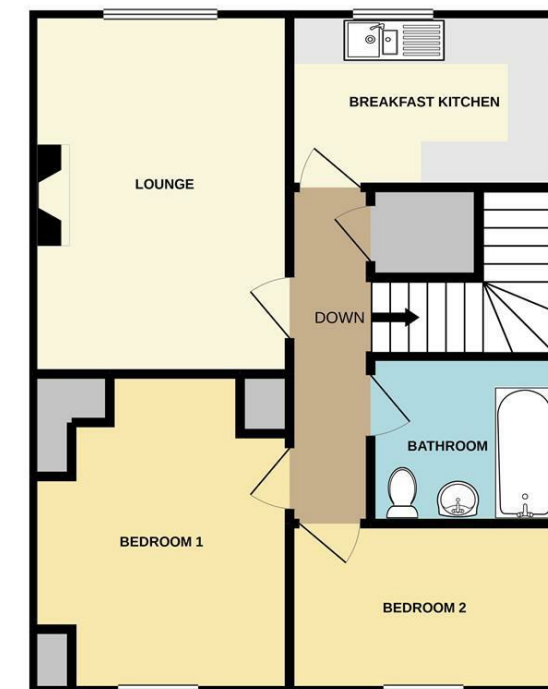
FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Cottingham office on 01482 844444. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.

FIRST FLOOR APARTMENT



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 doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 Metrepx 1/2020