



**Nicholson Court, Cottingham HU16 4BN**

**Welcome to**

**Nicholson Court, Cottingham**

Lovely Apartment In Cottingham with - Entrance Hall, Lounge, Study/Storage Room, Fitted Kitchen, Bedroom, Bathroom & Communal Gardens & Parking! - Book your viewing today!



## **Entrance Hall**

With door to the side and radiator.

## **Lounge**

12' 2" max x 16' 10" ( 3.71m max x 5.13m )

With double glazed window to the rear, gas fire, telephone point, television point, radiator and coving to the ceiling.

## **Study/ Storage Room**

6' 4" x 3' 7" ( 1.93m x 1.09m )

With skylight window to the side and wall light points.

## **Kitchen**

6' 4" x 10' 6" ( 1.93m x 3.20m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, radiator, plumbing for an automatic washing machine and skylight window to the side.

## **Bedroom**

12' 9" x 9' 6" ( 3.89m x 2.90m )

With double glazed window to the rear, radiator, storage cupboard, coving to the ceiling and loft access.

## **Bathroom**

Bathroom with bath with electric shower over, low level wc, wash hand basin, radiator and skylight window to the side.



***view this property online*** [williamhbrown.co.uk/Property/WBY110026](http://williamhbrown.co.uk/Property/WBY110026)



## Welcome to

### Nicholson Court, Cottingham

- Lovely Apartment In Cottingham
- First Floor Apartment
- Well Presented Throughout
- Extremely Popular Residential Location
- 

Tenure: Leasehold EPC Rating: D

# £90,000



### Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBY110026](http://williamhbrown.co.uk/Property/WBY110026)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WBY110026 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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