



Elm Tree Court, Cottingham HU16 5PZ

Welcome to

Elm Tree Court, Cottingham

GUIDE PRICE £110,000 - £120,000

Lovely Apartment In Cottingham with - Private Entrance Hall, Lounge, Fitted Kitchen & Shower Room! - Call us now and book your viewing for this beautiful apartment!



Entrance Hall

With door to the front, radiator and storage cupboard.

Lounge

15' 3" x 10' 8" (4.65m x 3.25m)

With double glazed full length window to the rear, telephone point, television point and radiator.

Kitchen

7' x 13' 5" (2.13m x 4.09m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, radiator, plumbing for an automatic washing machine and double glazed window to the front.

Bedroom

15' 1" x 8' 7" to rear of wardrobes (4.60m x 2.62m to rear of wardrobes)

With double glazed window to the rear, radiator and fitted wardrobes.

Shower Room

Shower Room with shower cubicle, low level wc, vanity wash hand basin, towel style radiator, extractor fan and double glazed window to the rear.



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Welcome to

Elm Tree Court, Cottingham

- GUIDE PRICE £110,000 - £120,000
- Ground Floor Apartment In Cottingham
- Beautifully Presented Throughout!
- Modern & Stylish Kitchen & Shower Room
- Excellent Residential Location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 214 years from 05 Dec 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

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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

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Property Ref:
WBY110120 - 0005

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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