



The Laureates, Newgate Street, Cottingham HU16 4ED

Welcome to

The Laureates, Newgate Street, Cottingham

Beautiful Apartment in Over 60's McCarthy & Stone Development In Cottingham with - Entrance Hall, Lounge, Fitted Kitchen, 2 Bedrooms (One With An En Suite) & Shower Room! Well worth viewing, so call us now!



Entrance Hall

With door to the front, storage cupboard housing a washing machine.

Lounge

12' 7" x 20' 8" (3.84m x 6.30m)

With electric fire, television point and double glazed french style doors leading to the Juliet balcony.

Kitchen

7' x 7' 7" (2.13m x 2.31m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, integrated fridge freezer, plumbing for a dishwasher and double glazed window to the rear.

Bedroom 1

15' 3" x 9' 7" (4.65m x 2.92m)

With double glazed window to the rear and built in wardrobe.

En Suite

En Suite with shower cubicle, low level wc, vanity wash hand basin and chrome effect towel style radiator.

Bedroom 2

13' x 8' 4" to rear of wardrobe (3.96m x 2.54m to rear of wardrobe)

With double glazed window to the rear.

Shower Room

Shower Room with shower cubicle, low level wc, wash hand basin and chrome effect towel style radiator.



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Welcome to

The Laureates, Newgate Street, Cottingham

- Apartment in McCarthy & Stone Development In Cottingham
- 2 Bedrooms (One With En Suite) & Shower Room
- First Floor
- Spacious Lounge
- Retirement Apartments Exclusively For The Over 60's

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 4884.00 – Ground Rent: 500.00

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.

£260,000

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

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Property Ref:
WBY111236 - 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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