

## 2B Church Street, Cottingham, LE16 8XG



**£175,000**

This fantastic freehold self-contained 'lock up and leave' apartment offers immensely stylish living accommodation that must be seen in person to be appreciated. It is set over two stories with a ground floor open plan living/dining/kitchen and shower room and a superb mezzanine bedroom above. The property is entered and exited via its own front door leading out on to a block paved entrance area and just a short walk across the road, there is a private car park with one allocated parking space. The property forms part of an exclusive set of four apartments within one of the villages former public houses. The property is offered with no upward sales chain.

Cottingham village itself and its adjoining village of Middleton offer a wide variety of local services and are situated in between the towns of Market Harborough and Corby, both offering a further vast range of amenities and train stations with direct links to London's St Pancras.

*Service without compromise*

Open Plan Living/Dining/Kitchen 16'9" max x 14'3" max / 7'2" min (5.11m max x 4.34m max / 2.18m min )



Living/Dining



UPVC double-glazed window. Vertical radiator. Set of mirrored cupboards also housing gas central heating boiler and a utility with space and plumbing for washing machine (appliance can be included within the sale). Luxury tiled vinyl flooring. Stairs rising into the first floor mezzanine with a stylish glass and timber balustrade.

Kitchen Area



Composite double-glazed main entrance door to outside. Fitted with a range of wall and floor mounted kitchen units with worktops over. Stainless steel sink. Electric oven. Electric hob with extractor hood over. Integrated fridge. Luxury tiled vinyl flooring.

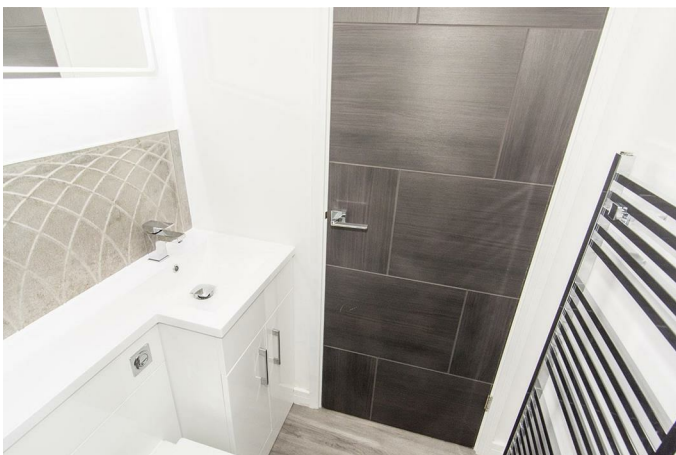




Shower Room 6'9" x 4'6" max (2.06m x 1.37m max)



WC. Wash hand basin to storage units. Double-width shower cubicle with rain and flexible shower heads. Heated towel rail. LED strips to ceiling. Lit mirrors. Tiled splash backs. Extractor fan. Luxury tiled vinyl flooring.



Mezzanine Bedroom 14'0" with sloping ceilings x 12'11" to balustrade (4.29m with sloping ceilings x 3.96m to balustrade))



Two double-glazed sky lights. Smoke alarm to ceiling. Radiator. Stylish glass and timber balustrading overlooking void down to the living/dining/kitchen.



Entry Area



Block paved flooring with timber fencing leading to the apartments main entrance door.





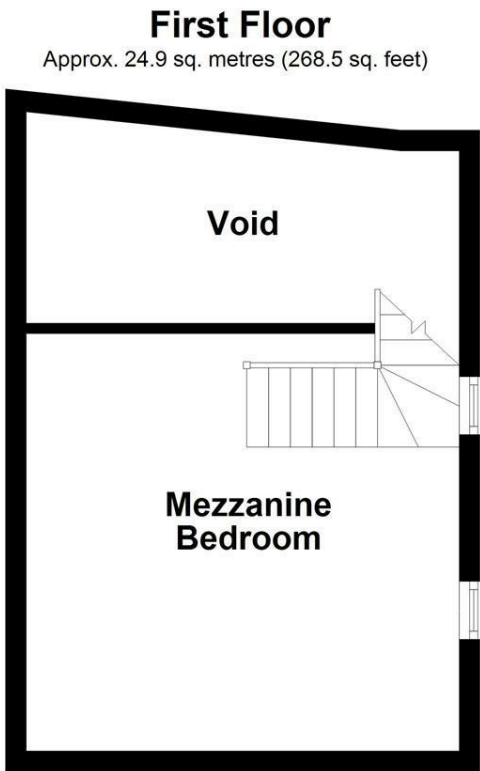
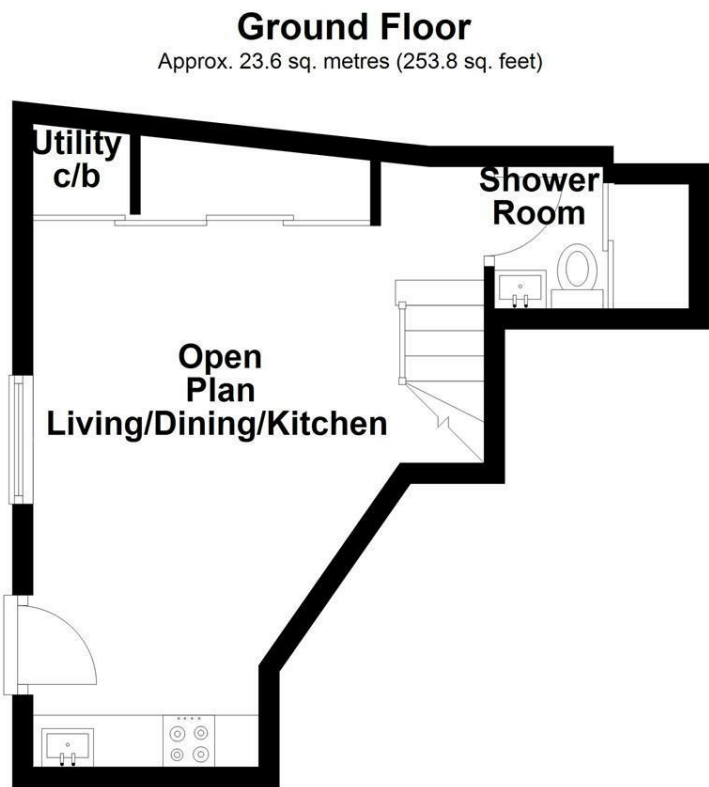
## Parking



Just a short walk across the road there is a private car park with one allocated parking space to the apartment.



Floor Plan

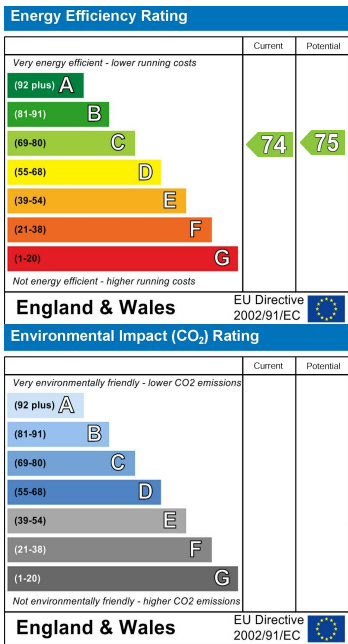


Total area: approx. 48.5 sq. metres (522.3 sq. feet)

Area Map



Energy Efficiency Graph



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