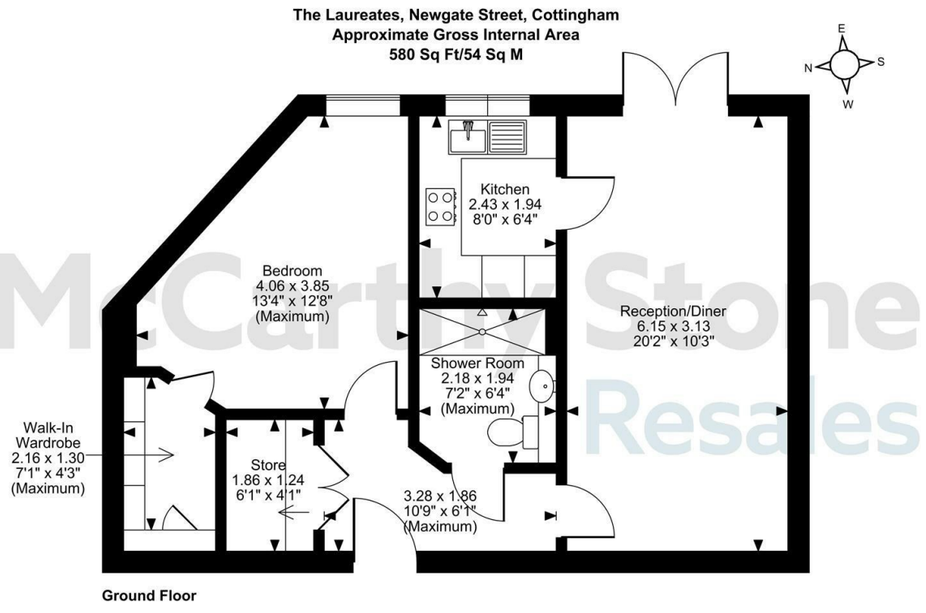
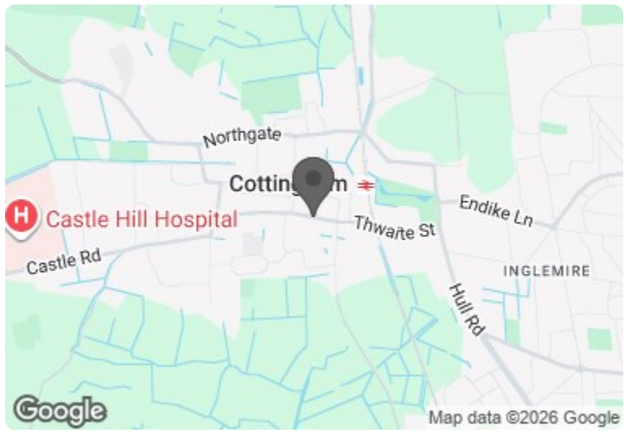
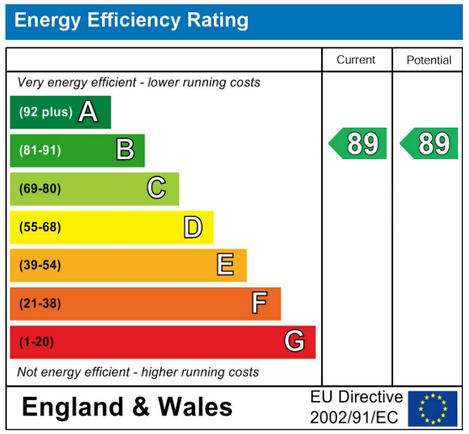
McCarthy Stone
Resales



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8630954/MSS

Council Tax Band: C





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

3 The Laureates

Newgate Street, Cottingham, HU16 4ED

PRICE REDUCTION

Asking price £162,500 Leasehold

The Laureates is nestled in the charming village of Cottingham, this ONE BEDROOM GROUND FLOOR apartment with DIRECT ACCESS TO COMMUNAL GARDENS AND PATIO AREA offers a perfect retreat for those seeking a peaceful retirement. With its convenient ground floor location, accessibility is a key advantage.

This apartment presents an excellent opportunity for anyone looking to downsize without compromising on comfort or convenience. With its appealing features and prime location, it is a wonderful choice for a serene lifestyle in a vibrant community.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

The Laureates, Newgate Street, Cottingham

1 Bed | £162,500

Summary

The Laureates was built by McCarthy & Stone purpose built for retirement living. The development consists of 32 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

The Laureates is a stunning development located in the historic village of Cottingham. Cottingham claims to be the largest village in England and makes an ideal choice for your retirement. It boasts two main shopping streets with all the amenities you need including a Co-op supermarket, a Sainsburys Local and a post office. It has a weekly market, a number of pubs, cafes and restaurants, and for those who like to keep active, Cottingham also has its own Golf and Leisure club. The Laureates is conveniently located allowing you to make the most of all that is available. It offers easy access to the village centre as well as public transport to take you further afield. North and South bus stops are located right outside the development connecting you to Hull and Beverley. Cottingham Medical Centre is located close by on South Street and Castle Hill Hospital is only a mile and a half away on the edge of the village. There are good transport links both by road and rail ensuring your family are always close by. The village is served by Cottingham Railway Station on the York Coast Line which runs between Hull and Scarborough. The two main trunk roads, A1079 and A164 provide easy access to the surrounding towns both north and south of Cottingham.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing a Bosch washer dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

Lounge

A french door opens out to the communal gardens and patio area. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, dishwasher and under pelmet lighting.

Bedroom

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service charge £3,369.23 for the financial year ending 30th June 2027)

Car Parking (Permit Scheme)subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

- TBC Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage