



Elm Tree Court, Cottingham
Asking Price £100,000





KEY FEATURES

- No chain
- Vacant possession
- Village location
- Two bedrooms
- Potential to add value
- Close to shops
- Close to schools
- Transport links
- Parking
- Total area 61 square metres
- EPC rating C

DESCRIPTION

Situated in the heart of Cottingham is this two bedroom, first floor flat that features its own private entrance. As you enter through the private entrance into a hallway with stairs leading to the first floor. From the first floor hallway is access to the two bedrooms, kitchen, lounge and shower room.

The kitchen currently features a mix of base and wall units in cream with contrasting counter tops and space for white goods. Off the kitchen is a utility cupboard that currently houses the boiler. The kitchen also features a window to the rear elevation. Next to the lounge across the hallway that has views into the village from the window to the front elevation. A decorative fire surround acts as a focal point to the room.

To the sleeping accommodation next is two bedrooms leading off the hallway. The first bedroom is a generous double with a window to the rear elevation, with the second bedroom a comfortable single with space for furniture and a window to the front elevation. The flat is served by a single shower room that features a three piece suite comprising of shower unit, hand basin and low flush toilet.

The property also benefits from the use of one unspecified parking space in the car park located at Elm Tree Court.

The buyer will also be required to agree to become a member of the management company.

The current lease length has 77 years remaining, some high street lenders may have concern and not agree to lend.



PARTICULARS OF SALE

Hallway

2.84m x 1.06m (9'4" x 3'6")

Enter through a private front door into a lower hallway with stairs leading to a hallway on the first floor.

Kitchen

3.97m x 2.32m (13'0" x 7'7")

Featuring a range of base and wall units in cream with contrasting countertops. Space for white goods. Window to the rear elevation. Utility cupboard housing the boiler.

Lounge

4.52m x 3.06m (14'10" x 10'0")

A generous lounge with window to the front elevation with views into the village. A decorative fire surround acts as a focal point.

Bedroom

4.91m x 3.07m (16'1" x 10'1")

A generous double bedroom with window to the rear elevation.

Bedroom

2.53m x 3.3m (8'4" x 10'10")

A comfortable single bedroom with window to the front elevation.

Shower Room

1.9m x 2.16m (6'2" x 7'1")

A shower room featuring a three piece suite comprising of shower unit, hand basin and low flush toilet.

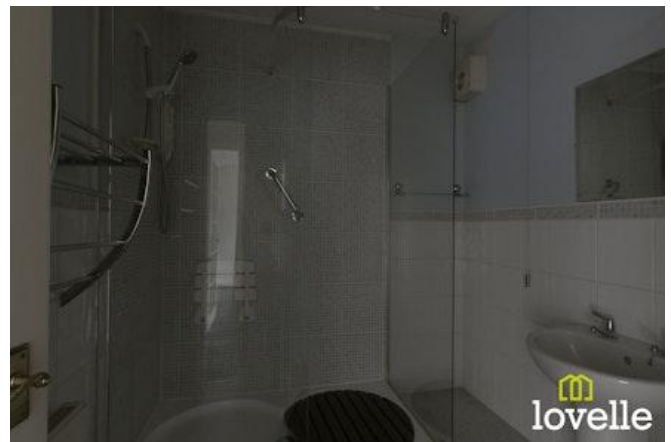
Outside

The property also benefits from the use of one unspecified parking space in the car park located at Elm Tree Court.

Notes

The buyer will also be required to agree to become a member of the management company.

The current lease length has 77 years remaining, some high street lenders may have concern and not agree to lend.



TENURE

The tenure of this property is Leasehold. Costs TBC

SERVICES

TBC

LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

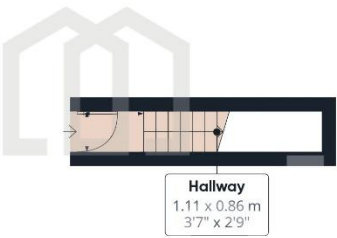
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

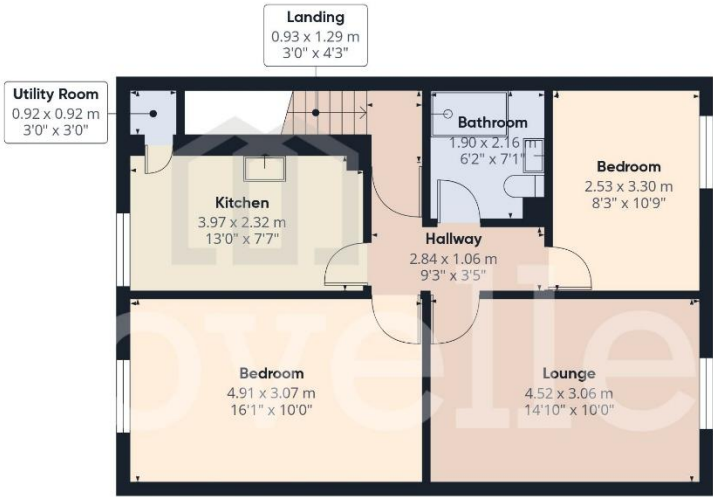
A&C Homes Limited T/A Lovelle Estate Agency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾
60.1 m²
648 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

