



Shardeloes Court Kingtree Avenue, Cottingham, East  
Riding of Yorkshire  
Asking Price £95,000





## KEY FEATURES

- Over 55's Living
- Emergency Call System
- Communal Gardens
- Car Park
- Lift
- Warden Assistance
- Close to Village Centre
- Transport Link
- Total Area: 42.9m<sup>2</sup>
- EPC rating B





## DESCRIPTION

Located on the first floor, this well-presented accommodation is behind a private door from the main landing where you enter into a spacious central Hallway. From the central hall there are doors leading through to the spacious lounge/diner with separate kitchen, bedroom, bathroom and a large airing / storage cupboard.

The apartment benefits from a monitored emergency call system which is attended by the on-site warden during working hours and is monitored remotely out of hours, providing 24 hour support for residents in an emergency.

The apartment is flooded with natural light with three windows in the living / dining area. To the left is the kitchen with contrasting work tops and a mixture of wall and base units, electric hobs with an extractor unit. There is a window to the side elevation to allow for natural light.

There is a bedroom with fitted wardrobes and a window to the rear elevation, and a bathroom including a walk in bath, WC, basin, heated towel rail and storage unit.

Do not delay, call Lovelle and book your viewing today!





## PARTICULARS OF SALE

### Entry hall

**1.25m x 2.68m (4'1" x 8'10")**

From the entrance door into the main landing, you find the spacious central Hallway. From the central hall there are doors leading through to the spacious lounge/diner with a separate kitchen, bedroom, bathroom and an airing / storage cupboard.

### Living / Dining Room

**3.33m x 5.37m (10'11" x 17'7")**

The living / dining room is flooded with natural light with three windows in the room and an electric fire, spacious with enough room for living and dining. With a separate door at the rear to enter into the kitchen.

### Kitchen

**2.12m x 2.25m (7'0" x 7'5")**

The kitchen offering contrasting work tops with a mixture of wall and base units, an electric oven and electric hobs with an extractor unit. With a window to the side of the elevation for extra light and air flow.

### Bedroom

**3.8m x 2.44m (12'6" x 8'0")**

The bedroom consists of a mirrored fitted wardrobe and free standing units, with the window to the rear of the elevation.

### Utility room

**1.43m x 0.87m (4'8" x 2'11")**

A utility / cloak room, with hanging units for coats and the electric consumer unit.

### Bathroom

**2.14m x 1.69m (7'0" x 5'6")**

The bathroom consisting of a three piece suite with walk in bath, WC , basin, heated towel rail, and storage unit.



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## TENURE

The tenure of this property is Leasehold. 125 year lease starting 1<sup>st</sup> November 2003.

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## SERVICE CHARGE

The service charge is currently £2,488.84 per annum.

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## LOCAL AUTHORITY

Council tax band: C

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

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

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## 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.

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## 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.

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## 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.

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## 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.

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## 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	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## FLOOR PLANS



