



Shardeloes Court, Cottingham, East Riding of Yorkshire
Asking Price £80,000




lovelle



KEY FEATURES

- Superb First Floor Apartment
- Over 60's Development
- Lift to All Floors
- Modern Kitchen & Shower Room
- Spacious Lounge
- Communal Lounge
- Beautiful Communal Gardens & Seating Areas
- Secure Entry System
- Total Room Area 55 Square Metres
- Council Tax Band C
- EPC rating B



DESCRIPTION

This Superb First Floor Apartment is set within the beautiful grounds of Shardeloes Court, in the desirable village of Cottingham.

The generously proportioned accommodation includes: Entrance door into the Hallway with doors to the comfortable through LOUNGE DINER with feature French doors opening to the KITCHEN.

There is a sizeable DOUBLE BEDROOM with FITTED WARDROBE and a SHOWER ROOM.

The purpose built retirement complex is designed for the over 60 age group. It is a wonderful complex with communal LOUNGE, GUEST SUITE, LAUNDRY ROOM and beautiful COMMUNAL GARDENS.

There is a LIFT to access all floors and secure intercom entry system.

The apartment also benefits from a monitored emergency call system.

Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the north west of the centre of the city of Hull and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region's motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three mile radius of each other.

Directions

From the centre of the village head south along King Street towards the junction of Newgate Street and South Street, turn left at the traffic lights on to Newgate Street, continue along Newgate heading towards the roundabout. On approaching the roundabout immediately to your left is Kingtree Avenue, Shardloes Court is on the corner on the right hand side.





PARTICULARS OF SALE

Communal Entrance

A secure entry system allows access to the communal entrance and lounge area. There is a lift and stair access to the first floor.

Entrance to Hallway

The entrance hall has doors opening to the accommodation and a useful storage cupboard.

Through Lounge/ Diner

7.06m x 3.66m

A sizeable through lounge/ dining room with electric fire and double doors opening to the kitchen.

Kitchen

2.6m x 2.34m

Fitted kitchen with built in electric oven, hob and extractor fan.

Bedroom

5.46m x 2.72m

A light and airy double bedroom with built in wardrobes and space for dressing table.

Shower Room

2.18m x 1.68m

A modern shower room with large walk in shower cubicle, vanity sink and low level w.c.

Communal Lounge

The communal lounge is tastefully styled with a homely feel, a lovely area where you can enjoy the company of other residents.

Laundry Room

A fully equipped laundry room.

Communal Gardens

Beautifully manicured gardens with seating areas to sit and admire the wonders of nature.



Leasehold & Service Charges

The service charge is £1995.60 per annum (payable in monthly instalments of £166.30): Includes the buildings insurance, exterior maintenance, cleaning of communal areas and garden. Ground Rent £365.00 per annum - paid every 6 months @ £182.50 There are 106 years remaining on the leasehold from November 2003

TENURE

The tenure of this property is Leasehold.

SERVICE CHARGE

£1995.60 per annum

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/>

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.

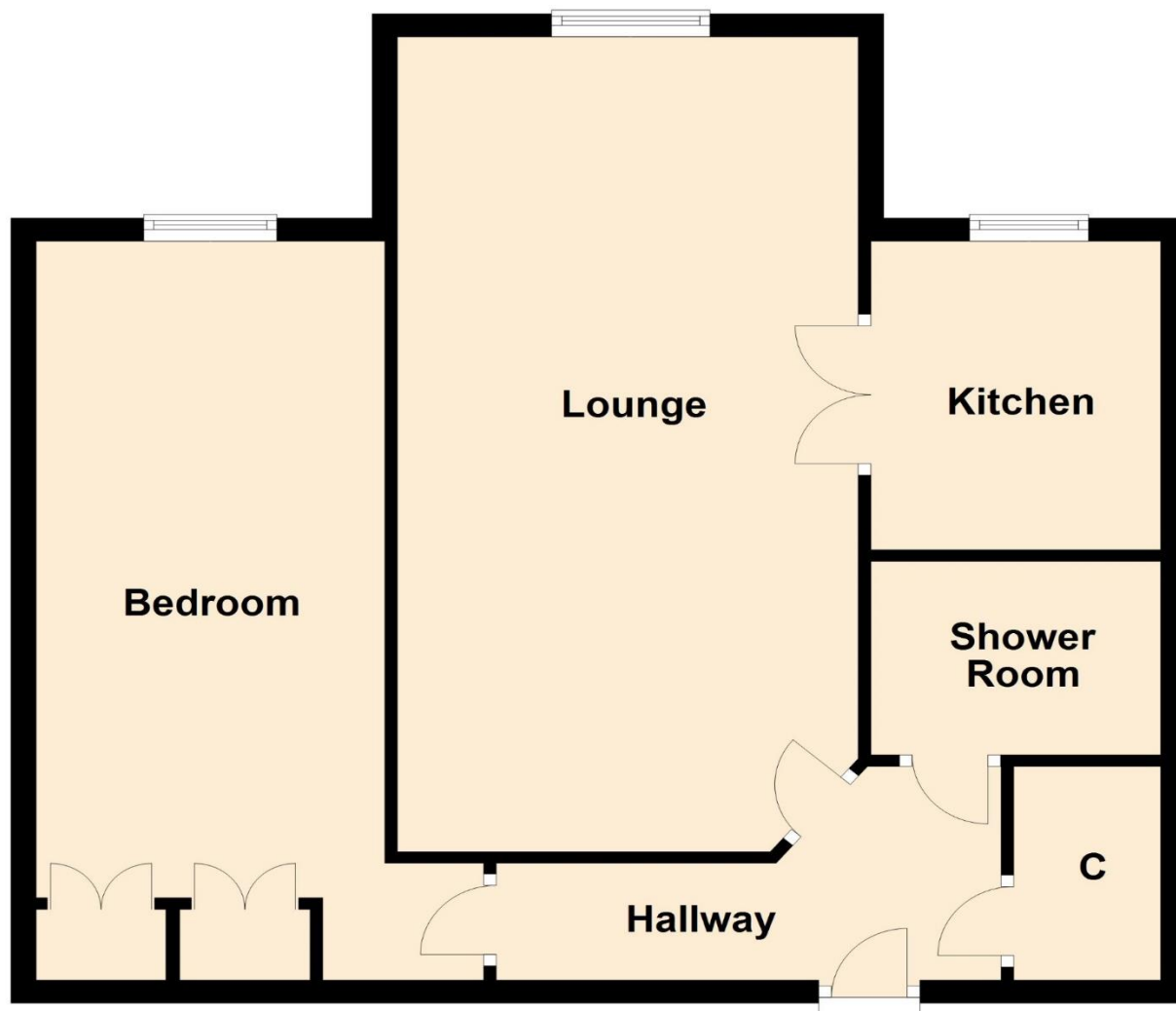
A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 63.7 sq. metres (685.4 sq. feet)



Total area: approx. 63.7 sq. metres (685.4 sq. feet)

