



Applegarth Mews, Cottingham, East Riding of Yorkshire

Asking Price £110,000





KEY FEATURES

- No chain
- Two bedrooms
- Village location
- First floor
- Over 55's
- Close to amenities
- Close to shops
- Transport links
- Warden call system
- Total area 57 square metres
- EPC rating C



DESCRIPTION

Offered with no chain! A purpose built first floor apartment exclusively for the over 55's. Resident Management and a community alarm service. Situated within easy access of the village centre with its array of shops and eateries. An attractive canopied private entrance porch to this lovely apartment with stairs leading up to the first floor accommodation to include: a hallway with two storage cupboards, a fitted kitchen, a good sized lounge, two bedrooms and a modern shower room. The kitchen has a window to the front elevation overlooking the entrance to the street, a mix of base and wall units in wood effect with contrasting countertops and white tiling to splashbacks. Space for white goods cooker and a stainless steel sink with mixer tap. Next to the lounge that benefits from dual aspect windows to the front and side elevation. A feature fire surround with electric fire is the focal point of the room whilst neutral decorating ensures the property is move in ready. The principle bedroom is neutrally decorated, features a range of fitted bedroom furniture including wardrobes, drawers, shelving and dressing table. Dual aspect windows to the side and rear elevation allows natural daylight to fill the room. The second bedroom features a window to the rear elevation and a range of fitted furniture including wardrobes, drawers and shelving. The apartment is served by a stylish shower room with shower, hand basin, low flush toilet and chrome heated towel rail.

The communal gardens are mainly laid to lawn with an array of decorative plantings, paved patio and seating areas, creating lovely outdoor space for the residents to enjoy.

Early viewing is advised to fully appreciate this apartment.





PARTICULARS OF SALE

Landing

4m x 0.9m (13'1" x 3'0")

A private entrance with stairs leading to the first floor. The landing provides access to all rooms and two storage cupboards.

Kitchen

2.17m x 3.33m (7'1" x 10'11")

A fitted kitchen with a selection of base and wall units in a wood effect with contrasting countertops. Space for white goods and cooker. Stainless steel sink with mixer tap. Window to the front elevation.

Lounge

4.48m x 3.16m (14'8" x 10'5")

A generous lounge with dual aspect windows to the front and side elevations. Neutrally decorated with a feature fire surround acting as a focal point.

Bedroom

3.93m x 3.2m (12'11" x 10'6")

A generous principle bedroom filled with natural daylight from dual aspect windows. A range of fitted furniture including wardrobes, shelving, drawers and dressing table.

Bedroom

2.09m x 3.35m (6'11" x 11'0")

Neutrally decorated with window to the rear elevation. A range of fitted furniture including wardrobes, shelving and drawers.

Shower room

1.88m x 2.37m (6'2" x 7'10")

Featuring a three piece suite comprising of shower unit, hand basin and low flush toilet. Tiling in white with feature mosaic in blue. Chrome heated towel rail.

Outside

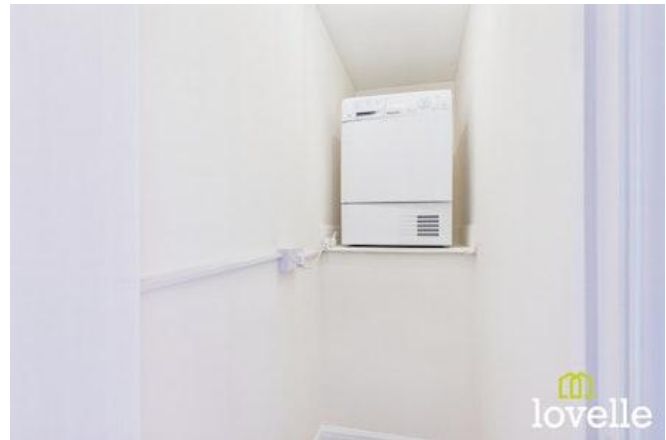
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Directions

From Lovelle Estate Agency Kings Parade Cottingham turn left then take the first left into the car park, in the top right hand corner is a walk way you will find Applegarth Mews immediately to your right. The property can be identified by our for sale board.

Cottingham

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.



TENURE

The tenure of this property is Leasehold. 62 years remaining.

SERVICE CHARGE

TBC

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:-

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

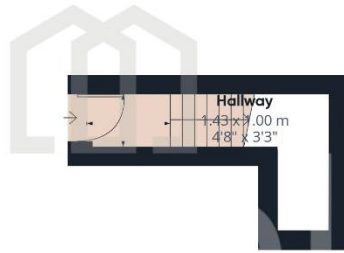
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



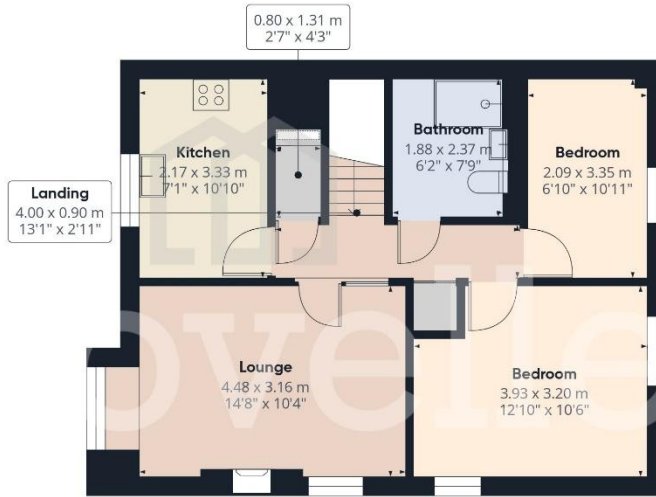
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0

Approximate total area⁽¹⁾
55.3 m²
595 ft²



Floor 1

(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.

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