

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



Apartment 47, Springs Court Field Close, Cottingham, East Yorkshire, HU16

📍 Retirement Living Plus

📍 For The Over 70's

📍 Shared Ownership

📍 Council Tax Band = D

📍 Two Double Bedrooms

📍 24 Hour on Site Team

📍 Bistro & Communal Lounge

📍 Leasehold / EPC = B

£161,250

INTRODUCTION

Live life your way at Springs Court, an exclusive Retirement Living Plus development for the over 70s, where independent living is complemented by the reassurance of tailored support when required. This beautifully presented second floor apartment offers two double bedrooms, a spacious lounge, modern kitchen and shower room, together with access to an excellent range of communal facilities including a homeowners' lounge, chef-run bistro and beautifully landscaped gardens. With an on-site team available 24 hours a day and one hour of domestic assistance included each week, residents can enjoy an independent lifestyle with complete peace of mind. Available exclusively on a shared ownership basis, Apartment 47 provides an affordable opportunity to become part of this welcoming community in the heart of Cottingham.

SHARED OWNERSHIP - PURCHASE OPTIONS

Available on a Shared Ownership basis only: Purchase a 75% share for £161,250 with no additional rent, or a 50% share for £107,500 with a monthly rent of £246.35.

VIEWING ARRANGEMENTS

Strictly by appointment with Limb Estate Agents

APARTMENT 47

Apartment 47 is a beautifully presented second floor apartment offering well-planned accommodation designed with comfort and ease of living in mind. The property comprises a spacious lounge, modern fitted kitchen, two generous double bedrooms and a stylish shower room, creating a welcoming home that is ready to move straight into. Available exclusively on a shared ownership basis, it provides an excellent opportunity to enjoy all the benefits of the Springs Court Retirement Living Plus community at an affordable price.

HALLWAY

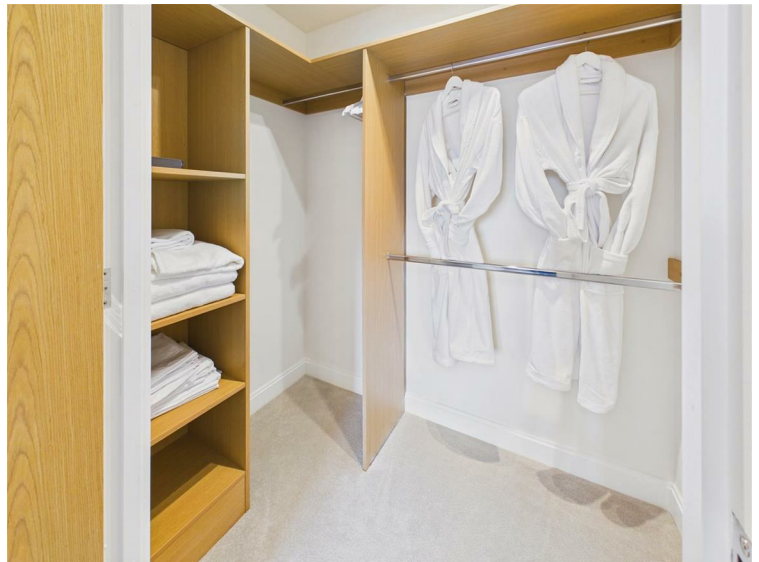
LOUNGE



KITCHEN



BEDROOM 1



BEDROOM 2



SHOWER ROOM



COMMUNAL GARDENS

Beautifully landscaped communal gardens provide a wonderful setting in which to relax and enjoy the outdoors. Thoughtfully designed with a variety of seating areas, the gardens offer a peaceful environment for residents to socialise or simply unwind. A dedicated wildlife garden attracts birds and squirrels throughout the year, whilst keen gardeners can enjoy the potting shed and two raised planting beds, creating an opportunity to indulge a passion for gardening without the demands of maintaining a private garden.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

Please note: The photographs used within this brochure are of a comparable two-bedroom apartment at Springs Court and are intended to illustrate the standard of accommodation within the development. Apartment 47 has a similar layout, although individual fixtures, fittings and décor may vary.

TENURE

The properties at this development are leasehold properties with a term of 999 years from and including 1st June 2021.

Service charge details are available on request. Please call the office on 01482 669982 for further information.

COUNCIL TAX BAND

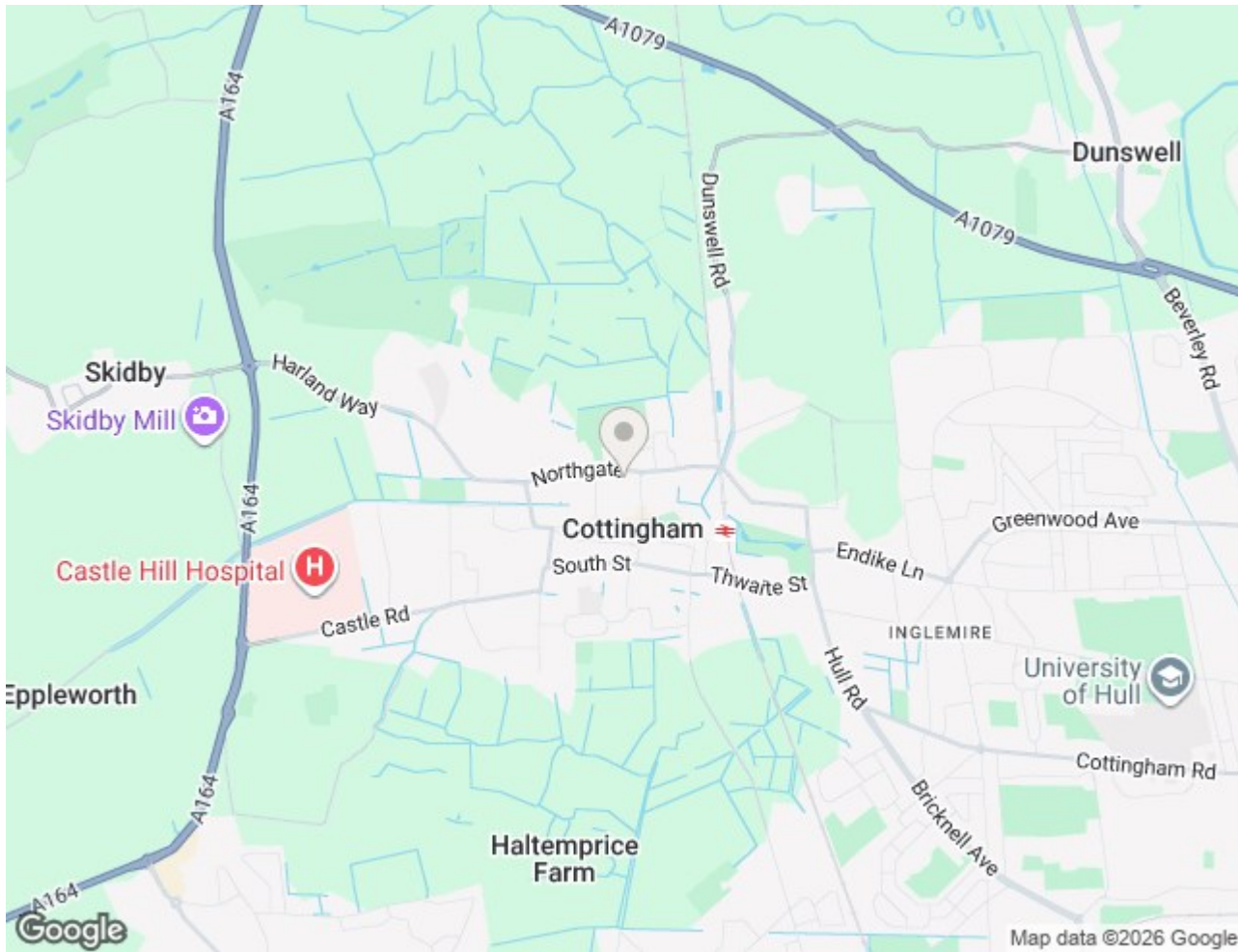
From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Second Floor Apartment 47 Total size: 72.16m²

47
72.17 SQM
776.83 SQFT



LIVING (max)	10'-8" x 17'-5"	3250mm x 5325mm
KITCHEN (max)	8'-10" x 6'-11"	2700mm x 2100mm
SHOWER (max)	7'-4" x 7'-1"	2247mm x 2147mm
BEDROOM 1 (max)	17'-4" x 10'-1"	5274mm x 3070mm
BEDROOM 2 (max)	12'-7" x 10'-2"	3845mm x 3090mm
WC (max)	6'-11" x 3'-5"	2100mm x 1050mm

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	