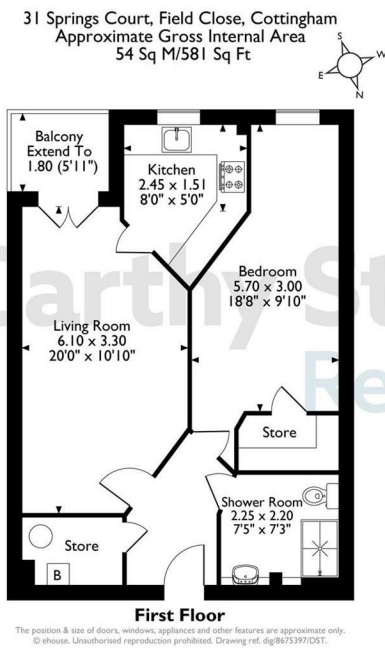




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Registered in England and Wales No. 10716544



31 Springs Court

Field Close, Cottingham, HU16 5GX

1 1 **Council Tax Band: C**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 31 Springs Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £135,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Parking Space Included in Sale
- Integrated fire and intruder alert systems
- TV entry cameras so you can see who it is before you answer the door and you can let your visitors in easily
- Super insulation so the property is warm in winter and cool in summer – while saving you money on energy bills
- CQC Registered Estate Manager
- Lift to all Floors. Pets allowed.
- Walk in shower with a low profile shower tray for easy access
- Communal residents lounge and bistro
- Hearing loops and a Sky Q connection point in the living room for a more enjoyable TV experience
- Part Exchange Available

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

31 Springs Court, Cottingham

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Asking price £135,000

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Local Area
Three miles from Hull, Cottingham has a long and fascinating history, with castle remains in the village dating back to the 12th century and architecture in the village dating back to various historical periods. What's more, among its most famous residents was the poet Philip Larkin, whose grave you'll find in the village's Victorian municipal cemetery. Also in the area is Skidby Windmill – a working windmill that offers magnificent views over the Yorkshire Wolds. Unusually, the windmill's original outbuildings are all still standing, some of which now house the Museum of East Riding Rural Life. Browse the museum's fascinating interactive exhibits, suitable for all ages, and round off your visit with lunch at the lovely little onsite café. Cottingham Parks Golf and Leisure Club is less than 3 miles away, where you can enjoy a variety of activities. As well as an easy-walking 18-hole golf course and a driving range, there is a health club with a swimming pool, a salon offering a range of beauty treatments and a café bar and lounge serving fresh homemade food.

What's more, just over 10 miles away is one of the area's most iconic landmarks: the Humber Bridge. Enjoy fantastic views as you cross this amazing feat of engineering by car, bicycle, or even on foot. And, for spectacular views of the bridge, take a seat in one of the many benches in Humber Bridge Country Park on the north bank of the Humber, where you'll also find charming walking trails and a pond.

About Springs Court
Springs Court is a friendly Retirement Living PLUS community offering one and two bedroom retirement apartments for the over

70s. All offer access to optional assisted living services and stylish shared facilities like a sociable bistro, a lounge, and an attractive landscaped garden with seating. There's a wild garden area where you can watch the birds and squirrels and we have a potting shed and two large, raised planters for gardeners to potter.

The centre of this attractive village is just a few minutes' walk away so you'll have all you could need right on your doorstep, including small supermarkets, a wide variety of shops, eateries and pubs, banking hub, a post office and a medical centre. The village also hosts a weekly outdoor market. And, if you're wanting to travel further afield, there's parking onsite and a scooter room, as well as a bus stop close by and Cottingham train station less than a mile away.

Landscaped Gardens
One of the main social hubs of Springs Court is the large patio area in the communal garden. This space is enjoyed by many of the residents throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response and security door entry system with intercom is situated in the hall along with illuminated light switches, and a smoke detector. From the hallway there is a door to a walk-in utility/storage cupboard. Further doors lead to the lounge, bedroom and shower room.

Living Room
This delightful living room is bright and welcoming, with a door opening onto a walk-out balcony, ideal for enjoying some fresh air. The room is well equipped with TV and telephone points, along with a Sky/Sky+ connection. Features include two ceiling light fittings, fitted carpets and raised electric power sockets for added convenience. A partially glazed door leads through to the separate kitchen, allowing natural light to flow between the spaces.

Kitchen
A modern fitted kitchen with a range of high gloss wall and base cupboards and drawers with a woodblock design work surface with inset sink and drainer with mono lever tap and window above. Integral appliances comprise of a low level oven, ceramic hob with cooker hood over and fridge/freezer. Tiled flooring, adjustable spot lights and under pelmet lighting.

Bedroom
Double bedroom. Two ceiling lights, TV and phone point, raised power sockets and wall mounted electric heater. The bedroom also

benefits from a large walk-in wardrobe fitted with shelving and hanging rails.

Shower Room
Partially tiled walls and tiled flooring, fitted with a WC, wash hand basin and mirror above, walk-in shower with adjustable shower head and hand rail. Electric heated towel rail.

Allocated Parking Space
There is a car parking space included in the sale of the property.

Service Charge

- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

The annual service charge is £10,588.76 for the financial year ending 28/02/2027.

Leasehold Information
Lease Length: 999 years from 1st Jan 2021
Ground rent: £435 per annum
Ground rent review: 1st Jan 2036
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 70 years.