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Limb
MOVING HOME



Apartment 51, Springs Court Field Close, Cottingham, East Yorkshire, HU16

- 📍 Stunning Development
- 📍 For The Over 70s
- 📍 1 Bedroom Apartment
- 📍 Council Tax Band = C
- 📍 24 Hour On Site Team
- 📍 Bistro & Communal Lounge
- 📍 Available to Purchase or Rent
- 📍 Leasehold / EPC = B

£149,995

INTRODUCTION

Live independently in your own stunning apartment, part of the new retirement development for the 70's plus by the award winning McCarthy Stone. This contemporary development is situated in the centre of the village and includes around the clock support with 24hr staff and support/care packages available as well. A particular feature is the lovely on site restaurant and homeowners lounge, located off the elegant reception area. Landscaped gardens also surround the property and Springs Court boasts a guest suite available for booking and parking spaces available to purchase..

FEATURES INCLUDE

- On site restaurant
- Management on site 24hrs a day
- Domestic assistance is included in the service charge
- Care packages available
- Emergency call system
- Camera entry system
- Guest suite
- Beautiful gardens

LOCATION

Springs Court is located just off Northgate, adjacent to the Aldi supermarket making the weekly shop so convenient. The busy village of Cottingham has many historic listed buildings, quaint cottages and an excellent range of shops and amenities which will spoil you for choice. There are several pubs, eateries, post office, medical centre, golf and leisure club, plus so much more. Cottingham also hosts many annual events including a Folk festival, Scarecrow hunt, Christmas festival and a food and drink festival.

APARTMENT 51

Exquisitely finished, each apartment comes fitted with carpets and flooring. Apartment 24 is a beautiful one bedroomed third floor home with a large living room with double doors and an extremely well fitted kitchen plus a bedroom with fitted wardrobes and a stylish shower room.

This apartment comes complete with curtains and lightfittings included

PURCHASE OPTIONS

This apartment is available to purchase outright or to rent.

The rental is £2,240 per month which includes the service charge. The property is let unfurnished.

The service charge is applicable when purchasing the property outright and is detailed below.

LIVING SPACE SPECIFICATIONS

- Hearing loops and a Sky Q connection point in the living room for a more enjoyable TV experience
- Light and spacious living room
- Plug sockets that are just a bit higher to reduce kneeling and bending
- Fully fitted kitchens with appliances including waist-height ovens so there's less bending with heavy dishes







SHOWER ROOM SPECIFICATION

- Beautiful contemporary design with sleek fixtures and fittings
- Flooring with low slip potential
- Slightly raised 'comfort height' toilets for ease of use
- Walk in shower with a low profile shower tray for easy access



SAFE, SECURE & ENERGY EFFICIENT

- Digital personal alarms connected to emergency assistance 24/7
- 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
- Integrated ultra efficient heating, water heating and heat recovery units
- Super insulation so the property is warm in winter and cool in summer – while saving you money on energy bills
- A manager on-site 24/7 for help and support and total peace of mind

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.

TO FIND OUT MORE

CALL OUR OFFICE to find out more or request a brochure - 01482 669982

VIEWING

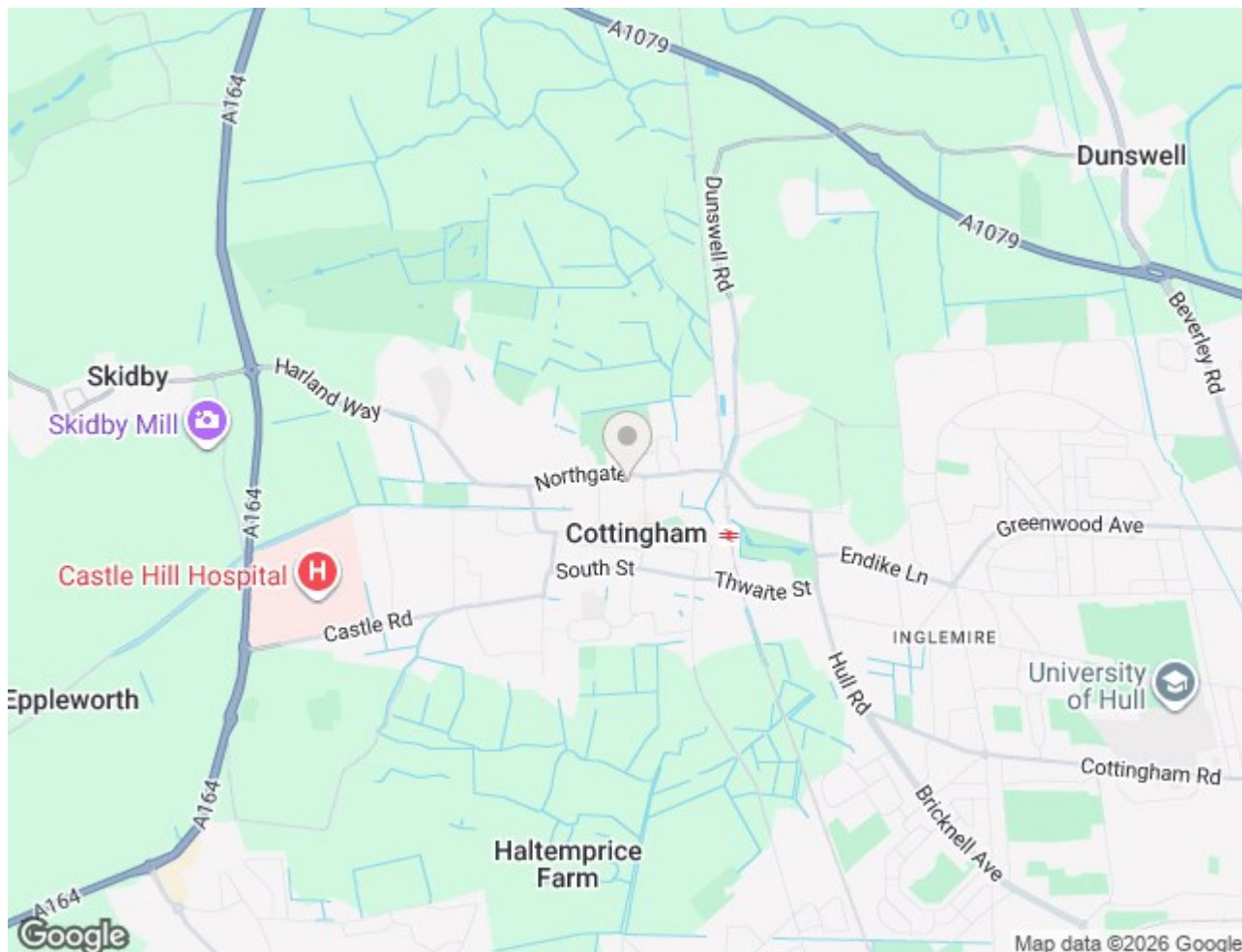
Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

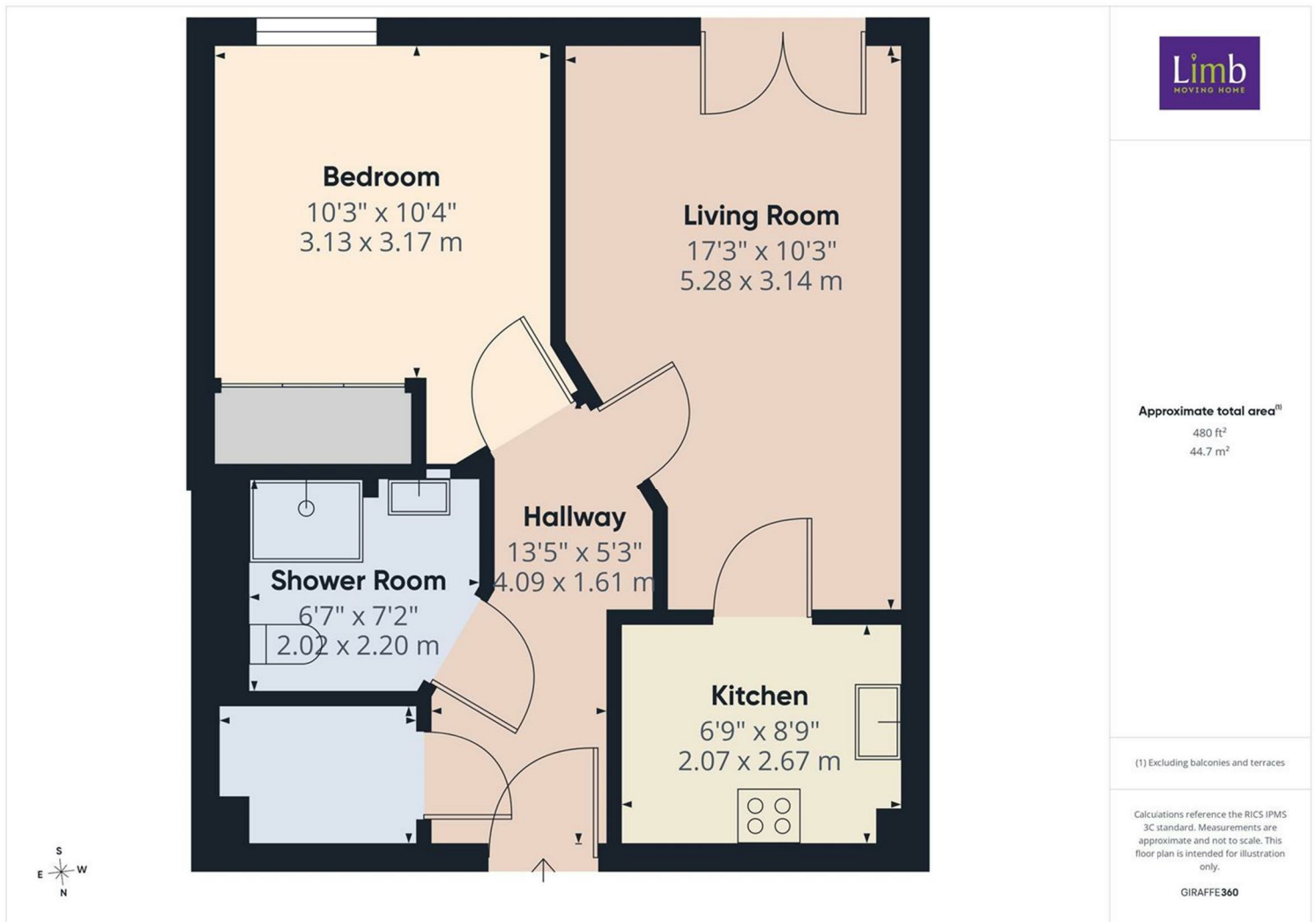
PHOTOGRAPH DISCLAIMER

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.

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	