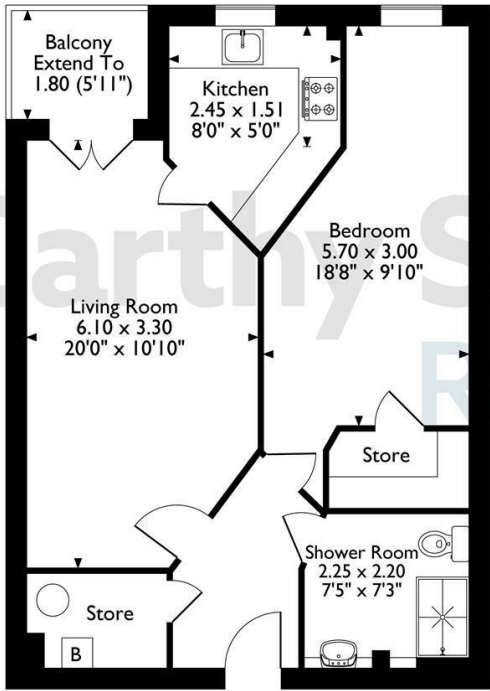
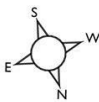


31 Springs Court, Field Close, Cottingham  
Approximate Gross Internal Area  
54 Sq M/581 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 31 Springs Court

Field Close, Cottingham, HU16 5GX



Asking price £149,950 Leasehold

\*Come along to our Open Day - Thursday 26th March 2026 - from 11am to 3pm - BOOK YOUR PLACE TODAY!\*

A well-presented one-bedroom retirement apartment situated on the first floor, featuring a south-facing walk-out balcony, an allocated parking space, and the added reassurance of 24/7 on-site care staff.

Call us on 0345 556 4104 to find out more.



# 31 Springs Court, Cottingham

### 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.



# 1 bed | £149,950

### 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 £10,159.55 for the financial year ending 28/02/2026.

### 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.

