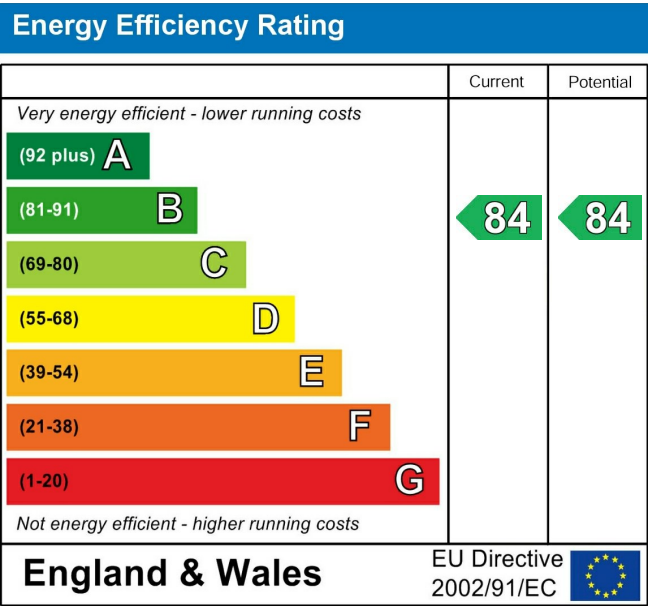
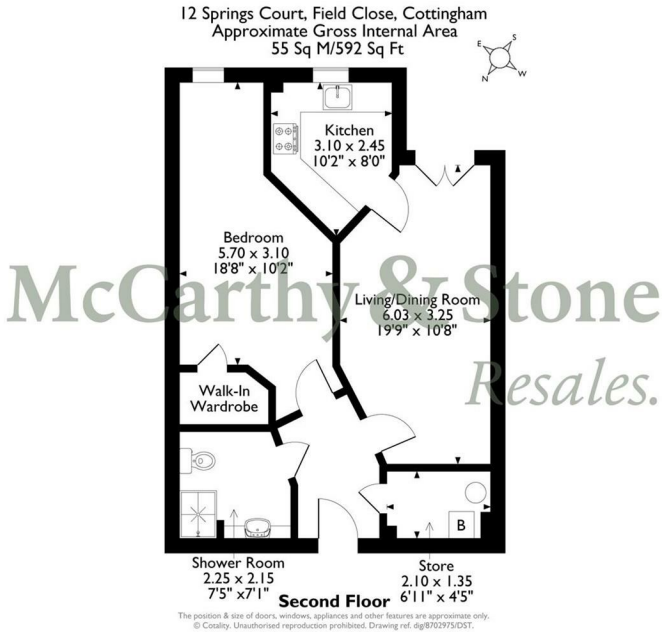




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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



12 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 12 Springs Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £145,000
Leasehold

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

Why you'll love living here:

- South east facing 1 bedroom apartment
- Chain free
- CQC Registered Estate Manager
- Camera entry system
- Guest suite for friends and family
- Communal residents lounge and bistro
- Close to cottingham centre
- 24 hour staffing and careline
- Lift to all Floors. Pets allowed.
- Call McCarthy and Stone Resale to arrange an appointment 0345 556 4104

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

12 Springs Court, Cottingham

 1 |  1 | Asking price £145,000

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.

Springs Court

Situated just 0.3 miles from the centre of Cottingham, Springs Court is a Retirement Living PLUS development offering excellent local amenities and convenient transport links.

The development features a welcoming homeowners' lounge, landscaped gardens, an on-site Bistro, Guest Suite and scooter storage. An Estates Manager and 24-hour staffing provide additional reassurance, alongside an emergency call system and secure camera entry.

Each apartment includes one hour of domestic assistance per week, with additional flexible support available if required. The service charge covers external maintenance, landscaping, window cleaning, buildings insurance, water rates and the upkeep of communal areas.

Local area

Cottingham is a historic East Yorkshire village just three miles from Hull, with attractive architecture, links to poet Philip Larkin and nearby attractions including Skidby Windmill and the Museum of East Riding Rural Life.

Cottingham Parks Golf and Leisure Club is less than three miles away, offering golf, swimming, fitness facilities and dining. The

Humber Bridge and Humber Bridge Country Park are also within easy reach, providing scenic walks and impressive views across the Humber.

Entrance Hall

A spacious entrance hall with a front door and spy hole, 24-hour Tunstall emergency response system, secure intercom entry, illuminated light switches and smoke detector. Doors lead to the lounge, bedroom, shower room and a useful walk-in utility/storage cupboard.

Living room

A bright and inviting living room with a Juliette balcony, TV and telephone points, Sky/Sky+ connection, ceiling lighting, fitted carpet and raised power sockets. A partially glazed door leads to the separate kitchen.

Kitchen

A modern fitted kitchen with high-gloss wall and base units, wood-effect worktops and an inset sink beneath the window. Integrated appliances include a low-level oven, ceramic hob with extractor hood and fridge/freezer, together with a slimline dishwasher. Finished with tiled flooring, adjustable spotlights and under-unit lighting.

Bedroom

A spacious double bedroom with fitted carpet, ceiling lighting, TV and telephone points, raised power sockets and a wall-mounted electric heater. The room also benefits from a generous walk-in wardrobe with shelving and hanging rails, together with a fitted electric blind which will remain.

Shower room

A modern shower room with partially tiled walls and tiled flooring, comprising WC, wash hand basin with mirror above, and a walk-in shower with adjustable shower head and grab rail. Finished with an electric heated towel rail.

Service Charge (Breakdown)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system

- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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

Annual Service Charge: £10,588.76 for the financial year ending 28/02/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information

Lease Length: 999 years from 2021
Ground rent: £435 per annum
Ground rent review: 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.

Additional Information & Services

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

