

Springs Court

Cottingham



McCarthy Stone

Cottingham

Springs Court

Development features

Property details

Welcome

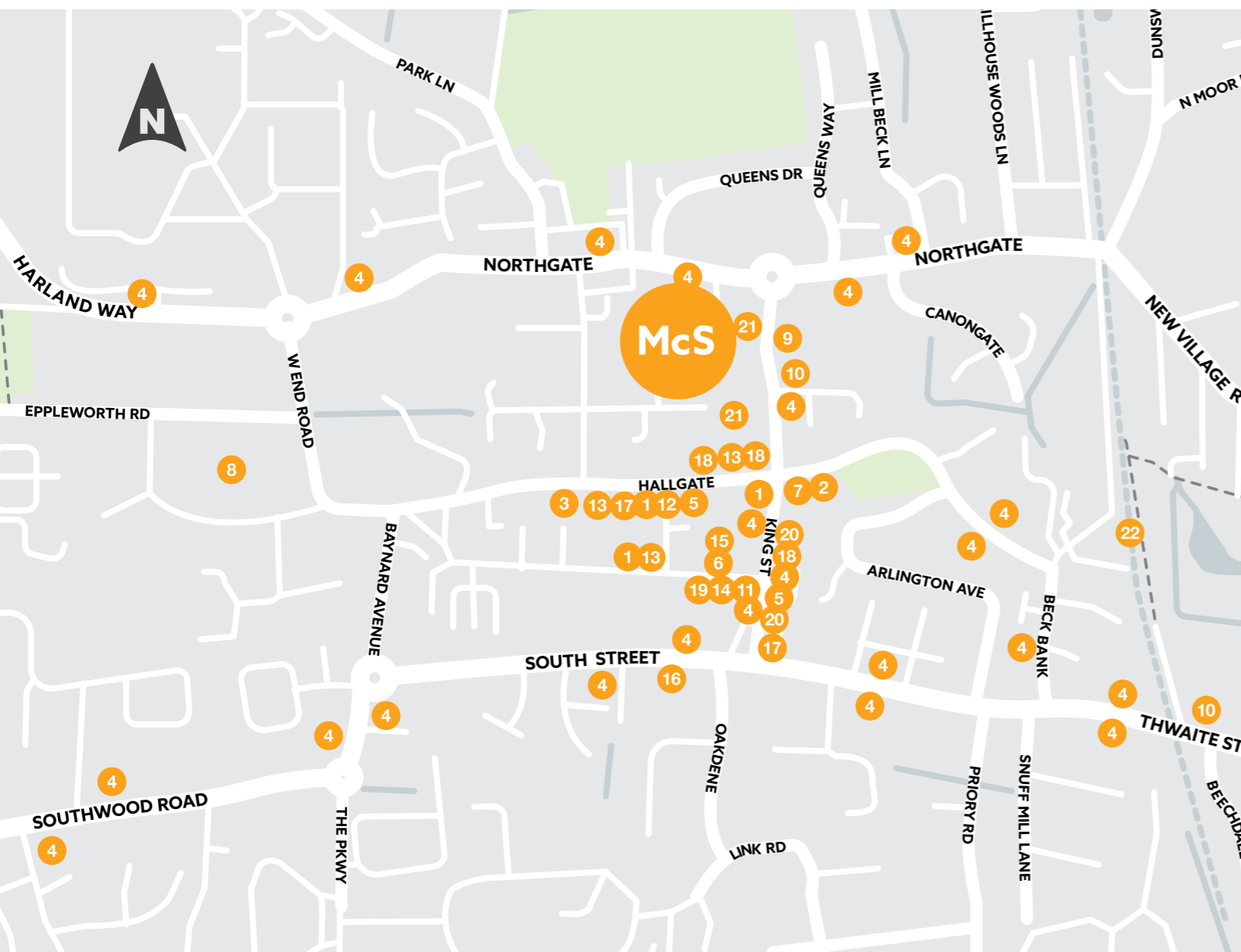
Where traditional village life meets modern living.

A friendly village atmosphere. The rolling hills of The Wolds nearby. Sweeping views of the Humber Estuary just a short drive away. A direct rail link to Hull, Scarborough and Bridlington. Great road connections to large towns such as York and the M62 within easy reach. It doesn't take long to understand why people are drawn to Cottingham in the East Riding of Yorkshire.

Find your happy place in Cottingham.

You'll find Springs Court just a short stroll from the centre of the village. It has been designed with the over 70s in mind and is built to high standards. It's an ideal place to live life your way.





- | | | |
|-----------------|--------------------------------------|-------------------|
| 1 Bakers | 9 Dental Practice | 16 Medical Centre |
| 2 Bank | 10 Doctors Surgery | 17 Opticians |
| 3 Barbers | 11 Florist | 18 Pharmacy |
| 4 Bus Stops | 12 Grocers | 19 Post Office |
| 5 Butchers | 13 Hairdressers | 20 Small Store |
| 6 Civic Centre | 14 Health Food Centre | 21 Supermarket |
| 7 Deli | 15 Library & Customer Service Centre | 22 Train Station |
| 8 Dene Woodland | | |



Live life your way.

When it comes to places to see and things to do, Cottingham and the surrounding area will spoil you for choice. And you'll find Springs Court is in a prime location, whatever you love doing in life.

With an Aldi on the doorstep, the weekly shop couldn't be any easier. Walk further into the village and you can't help but admire the quaint little cottages on Beck Bank, the Station Masters House at the train station and several churches. Cottingham claims to have approximately 36 listed buildings. In the centre, the two main shopping streets of Kings Street and Hallgate cross. These are home to a vibrant selection of local independent businesses as well as major high street brands. You'll also find pubs, a Post Office and medical centre.

A popular market is held every Thursday in the Market Green with a variety of traditional and modern stalls. If you like art, the award winning Artmarket Gallery is the place to go. There's plenty to tease your tastebuds too, with lots of places to eat or just to sit and enjoy a coffee and chat.

Cottingham also hosts many annual events, including a folk festival, food and drink festival, a Christmas festival and the much-loved Scarecrow Hunt. There's lots on offer beyond the village too.

Cottingham Parks Golf and Leisure Club is less than three miles away. Skidby Windmill is always worth a visit too. This working windmill offers magnificent views over the rolling Yorkshire Wolds. With its fascinating interactive exhibits, it's always a hit with children and adults alike.

Just over 10 miles away is one of the area's most iconic landmarks: the Humber Bridge. Enjoy sweeping views as you cross this amazing feat of engineering by car. 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.

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Beautifully styled, inside and out.

Set within the village's conservation area, Springs Court brings contemporary style to this leafy village. As you enter the development, your eye is instantly drawn to its modern design.

Inside, you'll find the elegant reception area offers a warm welcome whether you're a homeowner, friend, or family member. From here, you enter the vibrant heart of Springs Court. The light and airy communal lounge is where the community of friends and neighbours can come together. It's ideal for a quick catch up, leisurely chat or enjoying some sparkly banter. If you prefer to relax

over a newspaper or spend time with a good book, there are quiet spots too. The lounge is also home to the bistro* serving a freshly prepared seasonal menu.

Beyond the exterior door in the lounge is the seated patio overlooking the newly planted garden. It's a pleasure to enjoy and effortless to maintain. We take care of all the outside spaces for you. There's also a path that meanders through the gardens inviting you to admire the contemporary planting and mature trees that beautifully complement this elegant development.



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The support you want, when you need it.

Your new home will offer a range of flexible services, so you can have as little or as much support as you need. There's also added reassurance of help being on hand with a CQC regulated manager and a team available 24/7.

Domestic assistance.

You can enjoy one hour per week of light domestic assistance, as part of your service charge.

The team can also help with tasks such as household cleaning and changing the beds, as well as run errands such as shopping for groceries and posting letters*.

Personal support*.

You choose what support you need. Whether it's help with going to bed and getting up in the morning, preparing breakfast, getting to and from appointments or regular assistance during a period of convalescence.

Lifestyle support*.

However you like to spend your time away from your apartment, our friendly team can provide companionship and support, helping you to get out and about.

Laundry service*.

If you would rather not do the laundry yourself, the team can take care of it all for you. They'll collect your laundry and return it washed and ironed.



*Additional charges apply.



More features.

Bistro on-site

If you don't feel like cooking, the bistro at Springs Court provides delicious food all year round. From everyday classics and tempting treats, barista-grade coffees or your favourite tipple.

The extra cost for each meal varies and everything is freshly prepared by our chef. A small additional charge is added to guest meals.



Guest Suite[^]#

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.



Parking[#]

Spaces are available for purchase.

[^]Additional charges apply. [#]Subject to availability.

Cottingham Springs Court Development features Property details

Made for living well.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, lively community. They are also built high standards. Springs Court is no exception, comprising of 53 one and two bedroom properties. Each apartment is exquisitely finished and comes fitted with carpets and flooring.

Your choice of purchase options.

When purchasing your apartment at Springs Court, we can help you every step of the way*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership~, you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultant will explain each in greater detail.



*Through our Smooth Move and Part Exchange services. Please ask your Sales Consultant for more details.
~Ts&Cs apply. Subject to availability. See www.mccarthystone.co.uk/shared-ownership for more information.

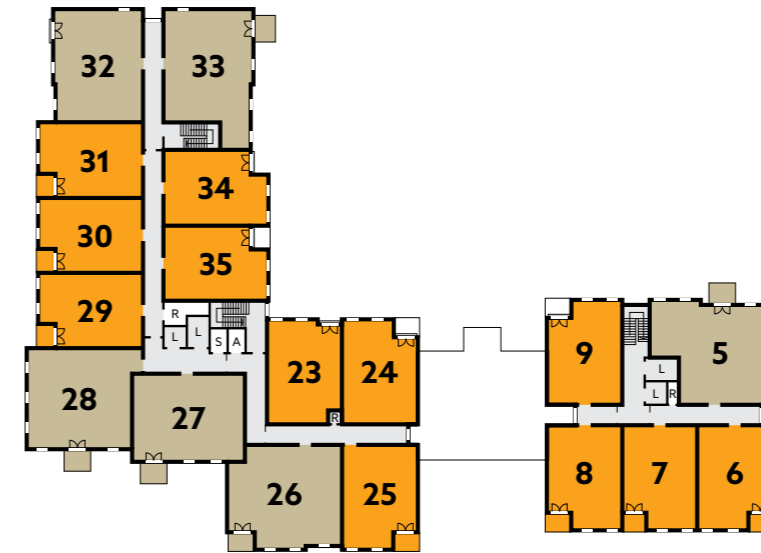
Cottingham Springs Court Development features Property details

Ground Floor

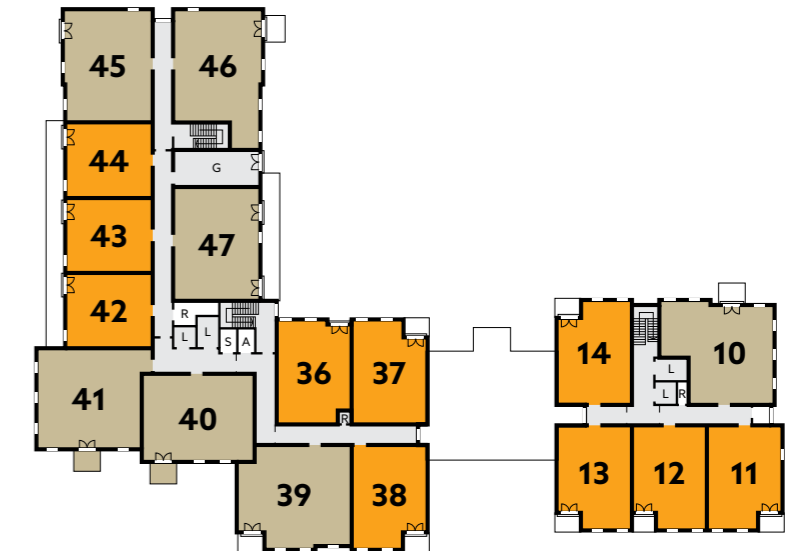


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|---------------------|--------------------|---------------------------------|
| 1 Bedroom Apartment | A - Smoke Riser | MSC - Mobility Scooter Charging |
| 2 Bedroom Apartment | E - Entrance Lobby | O - Office |
| Communal Areas | G - Guest Suite | R - Riser |
| Staff Areas | K - Kitchen | RS - Refuse Store |
| | L - Lift | S - Store |
| | LA - Laundry Room | Sts - Staff Suite |

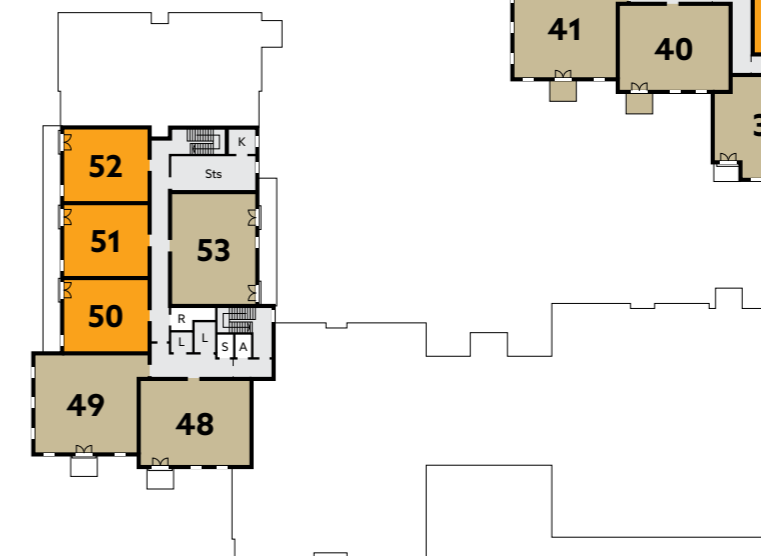
First Floor



Second Floor



Third Floor



For the latest apartment availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/springs-court

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Your new home in detail.

General

- Double glazing to all windows
- Balcony or patio to all properties
- Walk-in or fitted wardrobes to all properties
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room*
- NHBC 10-year warranty

Kitchen

- Fitted kitchen with integrated appliances
- Electrically operated kitchen window
- Stainless steel BOSCH cooker hood and glass splashback
- BOSCH oven
- Composite sink
- Lever mixer taps
- Integrated fridge freezer

Shower room

- Level access shower with slip resistant flooring
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom properties
- Illuminated mirror with integrated shaver socket
- Heated towel rail
- Integrated shaver socket

Heating and finishes

- Panel heaters
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings

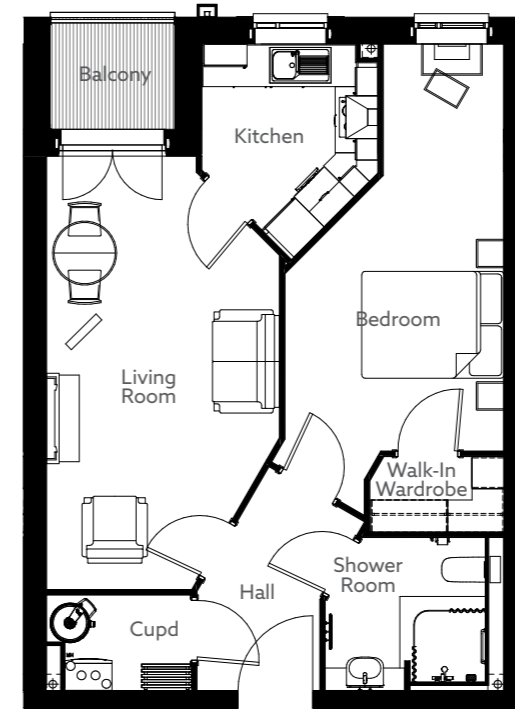
Safety and security

- Door camera entry system which is linked to your own TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to bathroom and main bedroom

Typical apartment layout

Approximate room sizes

One Bedroom



Approximate room sizes (max)

- Living Room
6089mm x 3207mm / 20' x 10' 7"
- Kitchen
2474mm x 3030mm / 8' 1" x 9' 11"
- Shower
2147mm x 2247mm / 7' 1" x 7' 4"
- Bedroom (inc WiW)
6857mm x 3141 mm / 22' 7" x 10' 5"

Two Bedroom



Approximate room sizes (max)

- Living Room
3181mm x 5554mm / 10' 4" x 18' 3"
- Kitchen
2700mm x 2100mm / 8' 10" x 6' 11"
- Shower
2247mm x 2147mm / 7' 4" x 7' 1"
- Bedroom 1 (inc WiW)
5281mm x 3121mm / 17' 4" x 10' 1"
- Bedroom 2
4078mm x 3145mm / 13' 4" x 10' 4"

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.



**“New address,
new adventure.
There’s nothing
old about me.”**

Anne,
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Springs Court, Cottingham.

**Call 0800 201 4106 or
visit [mccarthy-stone.co.uk/
springs-court](https://mccarthy-stone.co.uk/springs-court)**

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

April 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.



To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/springs-court

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McCarthy Stone