



Springs Court, Field Close, Cottingham HU16 5GX

Welcome to

Springs Court, Field Close, Cottingham

Fantastic 2 Bedroom, Ground Floor Apartment in Over 70's Complex In Cottingham with - Private Entrance Hall, Lounge/Diner, Fitted Kitchen, 2 Bedrooms (Master With Walk In Wardrobe), Wet Room Style Shower Room, Communal Gardens & Allocated & Visitor Parking. Book your viewing today!



Entrance Hall

With 2 storage cupboards.

Cloakroom

With low level wc and vanity wash hand basin.

Lounge/Diner

With wall heater and double glazed door to the Patio Area.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, integrated fridge freezer and double glazed window to the side.

Bedroom 1

With double glazed window to the rear and wall heater.

Walk In Wardrobe

Bedroom 2

With double glazed window to the rear and wall heater.

Wet Room Shower Room

With mains shower, low level wc, vanity wash hand basin, extractor fan and chrome effect towel style radiator.

Outside

With communal gardens, allocated parking space and visitor parking.



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Welcome to

Springs Court, Field Close, Cottingham

- Fabulous, 2 Bedroom, Ground Floor Over 70's Apartment In Cottingham
- Built By McCarthy and Stone in 2021
- Stunningly Presented Throughout
- Wet Room Style Shower Room & Cloakroom
- Communal Gardens & Allocated & Visitor Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 14127.51

Ground Rent: 510.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111623



Property Ref:
WBY111623 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk