



Shardeloes Court Newgate Street, Cottingham
Asking Price: £125,000





KEY FEATURES

- Over 60's Development
- Secure Entry System
- Central Village Location
- Set In Beautiful Gardens
- Third Floor Apartment
- Residence Parking
- Communal Lounge
- Lift Access
- Monitored Call System
- EPC rating C



DESCRIPTION

The Penthouse Suite is a fabulous apartment located on the third floor of Shardeloes Court, set within the desirable village of Cottingham.

The generously proportioned accommodation includes a private entrance door into the spacious hallway with doors to the comfortable through lounge / dining area. Offering a window and electric fire place, double doors open to the contemporary high gloss kitchen with built in appliances, to include, induction hob, oven and microwave oven. With fitted base and wall units and contrasting worksurfaces.

With two double bedrooms, both having fitted furniture and a fully tiled bathroom with a walk-in shower and hand rail, WC and vanity cupboard with basin and mirror.

The purpose built retirement complex is designed for the over 60 age group. Offering a communal residents lounge and kitchen, guest suite accommodation for visitors and central laundry facilities, all located on the ground floor. There is an on-site warden assistance service which operates during normal working hours with emergency off-site support provided out of hours.

The vendor is willing to include most of the furniture within the sale price.

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PARTICULARS OF SALE

Hallway

4.84m x 3.24m (15'11" x 10'7")

Private entrance into generous hallway with doors opening to the spacious accommodation.

Living / Dining Room

6.12m x 5.04m (20'1" x 16'6")

A generously proportioned through lounge / dining room. Feature window to the side elevation and an attractive fire surround with electric fire. Double doors leading to the Kitchen.

Kitchen

2.65m x 1.94m (8'8" x 6'5")

A contemporary kitchen with a range of fitted units to base and walls with contrasting work surface. Built in stainless steel oven with four ring electric hobs and extractor hood. There is skylight above allowing for plenty of natural light.

Bathroom

1.7m x 1.7m (5'7" x 5'7")

With tiling to walls, a walk in shower with glass screen and hand rail, wash basin with vanity units and low level W.C.

Bedroom One

4.38m x 3.79m (14'5" x 12'5")

A generous double bedroom with a range of fitted mirrored wardrobes, with a large window to the side elevation.

Bedroom

4.81m x 3.63m (15'10" x 11'11")

Another double bedroom with a range of fitted wardrobes and drawer units. There is a window to the side elevation allowing for plenty of natural light.



TENURE

The tenure of this property is Leasehold.

Annual service charge: £3,370

Annual ground rent: £450

LOCAL AUTHORITY

Council tax band: D

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

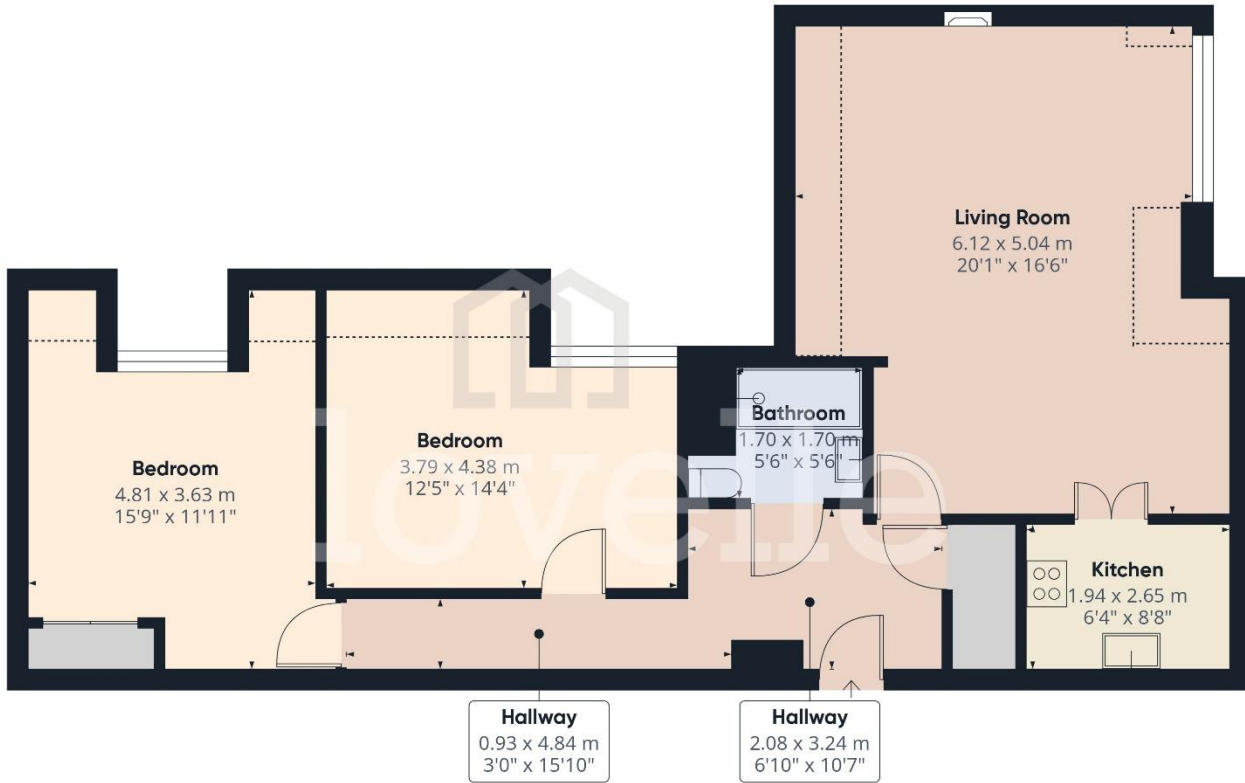
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Approximate total area⁽¹⁾

81 m²
871 ft²

Reduced headroom

7.2 m²
77 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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