



Newgate Street | Cottingham | East Riding of Yorkshire

Asking Price: £135,000



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property it must be


lovelle

A SUPERB GROUND FLOOR TWO BEDROOM APARTMENT WITH PATIO DOOR OPENING ONTO A PAVED PATIO AREA, A LOVELY CORNER SPOT, ENJOYING VIEWS OVER THE COMMUNAL GARDENS. FOR SALE WITH NO ONWARD CHAIN, VIEWING IS HIGHLY RECOMMENDED!



SUMMARY

- Ground Floor Apartment
- Central Village Location
- Over 60's Development
- Set In Beautiful Gardens
- Residence Parking
- Communal Lounge
- Secure Entry system
- Monitored Call System
- No Onward Chain
- Total Floor Area: 69 Square Metres
- EPC Rating: C



DESCRIPTION

This Superb GROUND FLOOR Apartment boasts TWO double bedrooms.

The main bedroom has EN SUITE facilities and WARDROBE.

The second bedroom is a versatile room, currently used as a DINING room.

The main bathroom has been updated to provide a large walk in SHOWER CUBICLE with vanity sink unit and low level W.C.

The LOUNGE is light and airy with feature PATIO doors opening out to a PAVED patio area, a lovely corner spot enjoying views over the communal GARDEN.

The KITCHEN is set off the lounge with a range of fitted units, built in oven and hob.

Set within the desirable village of Cottingham.

The purpose built retirement complex is designed for the over 60 age group.

It is a wonderful complex with communal lounge, guest suite and beautiful communal gardens.

There is a lift to access all floors and secure intercom entry system.

The apartment also benefits from a monitored emergency call system.

LOCATION

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the north west of the centre of the city of Hull and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region's motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three mile radius of each other.

DIRECTIONS

From the centre of the village head south along King Street towards the junction of Newgate Street and South Street, turn left at the traffic lights on to Newgate Street, continue along Newgate heading towards the roundabout. On approaching the roundabout immediately to your left is Kingtree Avenue, Shardeloes Court is on the corner on the right hand side.





PARTICULARS OF SALE

Entrance Hall:

A welcoming Entrance Hall with two large storage cupboards.

Living Room:

23'9" (7.23) x 16'6" (5.04) (measured at widest points)

A light and airy lounge with a window to the side elevation and patio doors opening to a paved patio area, a lovely corner spot, enjoying views over the communal gardens.

Kitchen:

8'6" x 8'5" (2.6m x 2.57m)

A range of wall and base units with built in electric oven, hob and extractor fan and spaces for fridge and freezer.

Bedroom One:

13'7" x 10'11" (4.14m x 3.33m)

A double bedroom with fitted wardrobes and a door into the en-suite.

En-suite Cloakroom:

6'6" x 3'6" (1.98m x 1.07m)

En-suite cloakroom with vanity sink and concealed cistern W.C.

Bedroom Two:

12' x 9'3" (3.66m x 2.82m)

The second bedroom is a versatile room currently used as a dining room.

Shower Room:

6'11" x 5'6" (2.1m x 1.68m)

A contemporary shower room with walk in shower cubicle with vanity sink and concealed cistern W.C.



Communal Gardens:

Beautifully manicured gardens with seating areas to sit and admire the wonders of nature.

Service Charges & Fees:

The service charge is £236.63 per calendar month includes:
Buildings Insurance,

Exterior maintenance

Water Rates Inclusive

Window Cleaning and garden maintenance.

cleaning of communal areas

There are 106 years remaining on the leasehold from
November 2003

Annual Ground Rent £425.00 (paid twice yearly @ £212.50)

Annual Service Charge £2839.56 (paid monthly £236.63)

TENURE

The tenure of this property is Leasehold.

SERVICES

Electric & Mains Water Supplied

LOCAL AUTHORITY

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

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

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

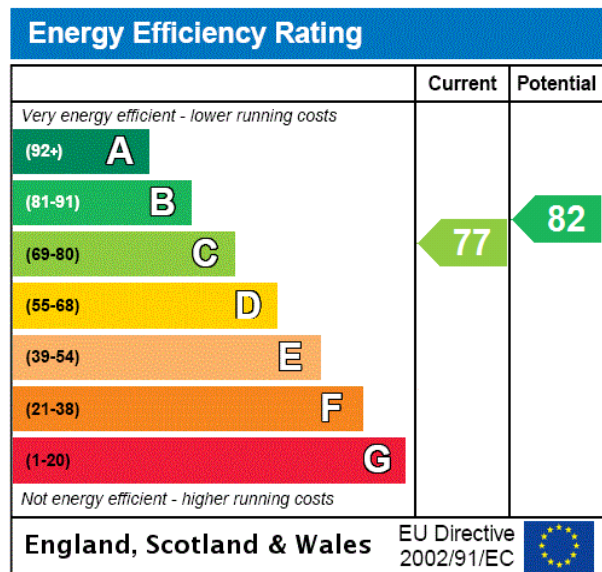
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A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS

Ground Floor
Approx. 72.7 sq. metres (782.8 sq. feet)



Total area: approx. 72.7 sq. metres (782.8 sq. feet)

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