



Shardeloes Court, Cottingham, East Riding of Yorkshire
Asking Price £117,500





KEY FEATURES

- Central Village Location
- Over 55's Development
- Third Floor Apartment
- Lift To All Floors
- Set In Beautiful Gardens
- Residence Parking
- Secure Entry System
- Communal Lounge
- Tenure Leasehold
- Total Room Area 72 Square Metres
- Council Tax Band D
- EPC rating C



DESCRIPTION

This Superb TWO BEDROOM APARTMENT is located on the third floor of Shardeloes Court, a purpose built complex designed for the over 55's set within the desirable village of Cottingham.

The well presented accommodation includes: Secure Entry System with a private door opening into the Hallway and doors to the comfortable through LOUNGE / DINING ROOM with feature fireplace and double doors open to the KITCHEN.

There are TWO DOUBLE BEDROOMS and SHOWER ROOM with three piece suite.

The purpose built retirement complex is designed for the over 55 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.

Do Not Delay, Call us to arrange your viewing today! Viewing is Recommended!

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.





PARTICULARS OF SALE

Communal Entrance

A secure entry system allows access to the communal entrance and lounge area. There is a lift and stair access to all floors.

Entrance

Private entrance into hallway with doors opening to the generously proportioned accommodation.

Lounge / Dining Room

3.48m x 5.15m (11'5" x 16'11")

A generously proportioned through lounge / dining room. Feature fire surround with electric "Living flame effect" fire. Double doors open to the Kitchen.

Kitchen

1.78m x 2.80m (5'10" x 9'2")

The kitchen comprises of wall and base units with contrasting work surfaces and splashback tiling. Built-in electric oven and electric hob with extractor overhead and a stainless steel sink and drainer. Space for a fridge and freezer. Double glazed window vinyl flooring.

Shower/Bathroom

1.69m x 2.08m (5'6" x 6'10")

The shower/ bathroom comprises of shower cubicle, push button WC and vanity unit with built-in wash hand basin. Electric towel rail, vinyl flooring and fully tiled walls.

Bedroom One

2.93m x 4.21m (9'7" x 13'10")

A double bedroom with built in wardrobes. Double glazed window and an electric heater, television point and coving to the ceiling.

Bedroom Two

2.52m x 4.83m (8'4" x 15'10")

A double bedroom with space for bedroom furniture. . Double glazed window and an electric heater, television point and coving to the ceiling.

Communal Grounds

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

Communal Laundry & Refuse Room

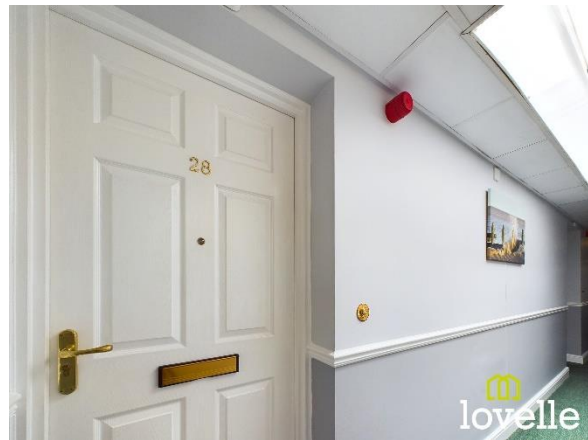
A fully equipped laundry and refuse room.

Communal Lounge

The communal lounge is tastefully styled with a homely feel, a lovely area where you can enjoy the company of other residents.

Residents Parking

Residents parking is available on a first come first served basis.



Leasehold & Service Charge

Leasehold 125 years start date January 2003 with 104 years remaining.

Service charge is £3325.78 per annum paid 1st of the month @ £277.09

Ground rent £425.00 per annum

TENURE

The tenure of this property is Leasehold.

SERVICE CHARGE

£3325.78 per annum

Paid monthly @ £277.09

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.

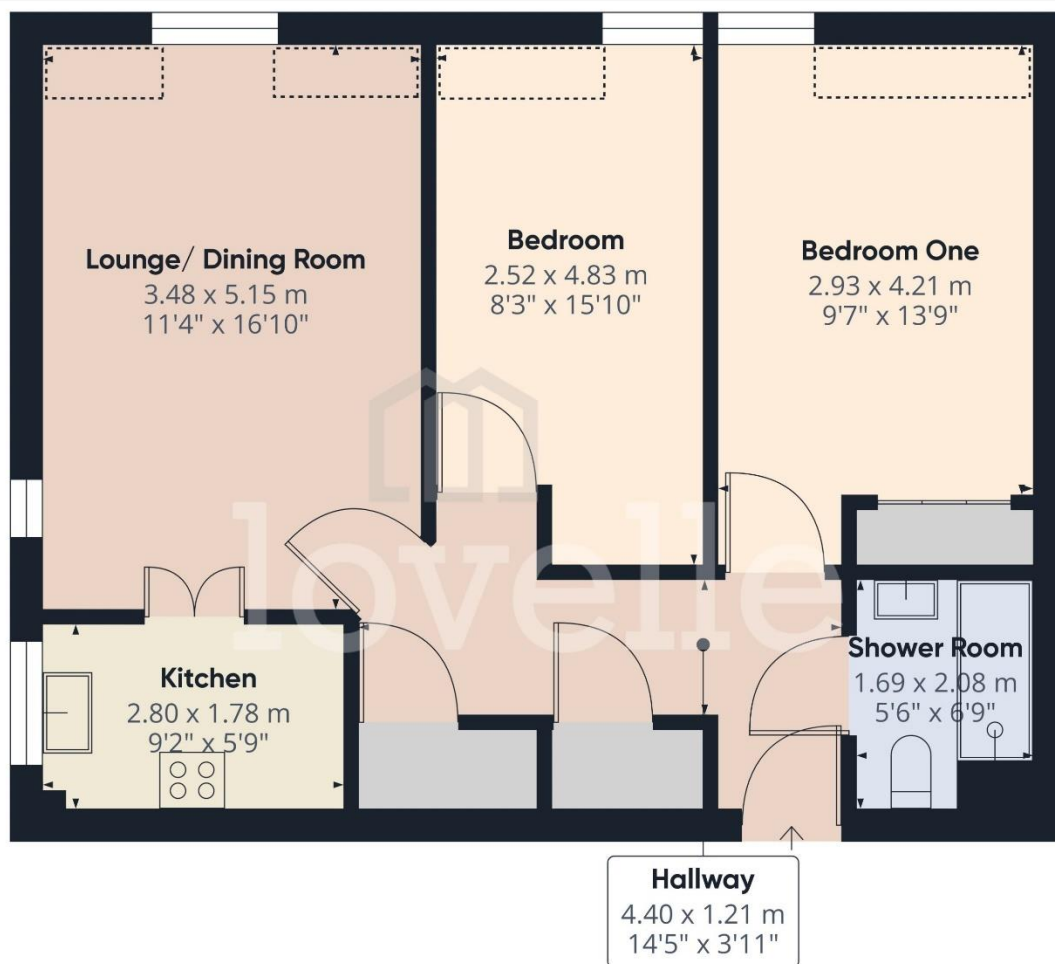
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



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

FLOOR PLANS



Approximate total area⁽¹⁾

61.21 m²
658.86 ft²

Reduced headroom

2.69 m²
28.95 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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