Welton Road, Brough, East Yorkshire, HU15 1AF

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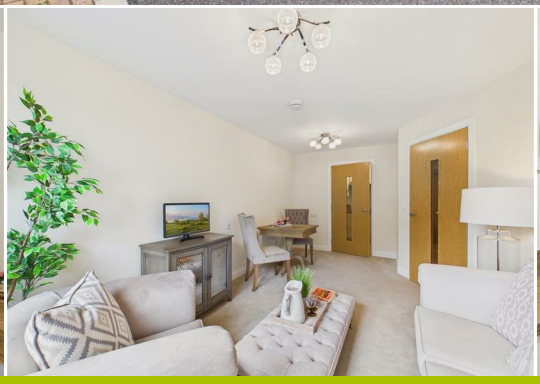
Limb
MOVING HOME



Apartment 51, Springs Court Field Close, Cottingham, East Yorkshire, HU16

- Up to £30,000 Incentives *
- For The Over 70s
- 1 Bedroom Apartment
- Council Tax Band = C
- Part Exchange Available
- Bistro & Communal Lounge
- Available to Purchase or Rent
- Leasehold / EPC = B

£149,995

INTRODUCTION

Live independently in your own stunning apartment, part of the new retirement development for the 70's plus by the award winning McCarthy Stone. This contemporary development is situated in the centre of the village and includes around the clock support with 24hr staff and support/care packages available as well. A particular feature is the lovely on site restaurant and homeowners lounge, located off the elegant reception area. Landscaped gardens also surround the property and Springs Court boasts a guest suite available for booking and parking spaces available to purchase..

FEATURES INCLUDE

- On site restaurant
- Management on site 24hrs a day
- Domestic assistance is included in the service charge
- Care packages available
- Emergency call system
- Camera entry system
- Guest suite
- Beautiful gardens

LOCATION

Springs Court is located just off Northgate, adjacent to the Aldi supermarket making the weekly shop so convenient. The busy village of Cottingham has many historic listed buildings, quaint cottages and an excellent range of shops and amenities which will spoil you for choice. There are several pubs, eateries, post office, medical centre, golf and leisure club, plus so much more. Cottingham also hosts many annual events including a Folk festival, Scarecrow hunt, Christmas festival and a food and drink festival.

APARTMENT 51

Exquisitely finished, each apartment comes fitted with carpets and flooring. Apartment 24 is a beautiful one bedroomed third floor home with a large living room with double doors and an extremely well fitted kitchen plus a bedroom with fitted wardrobes and a stylish shower room.

This apartment comes complete with curtains and lightfittings included

PURCHASE OPTIONS

This apartment is available to purchase outright or to rent.

The rental is £2,240 per month which includes the service charge. The property is let unfurnished.

The service charge is applicable when purchasing the property outright and is detailed below.

*INCENTIVES

Moving Incentives up to £30,000 (Terms and Conditions Apply)

To be eligible for this incentive, you must reserve a qualifying property at a participating development during the applicable promotional period and legally complete the purchase of that property by 30 October 2026. Reservations made before 6th August will not be eligible for this offer.

• The value of the incentive will be as stated on the relevant promotional leaflet, email, advert or other campaign material.
• The incentive will be applied as a deduction from the purchase price on legal completion. No separate voucher, reimbursement or post-completion payment will be provided.
• There is no cash alternative for this incentive.
• This incentive is not available in conjunction with any other offer, incentive or promotion unless expressly agreed in writing by McCarthy & Stone. Only one incentive may be applied per property.
• The incentive is not available on resale properties, part-exchange resales or rental properties, and is available to direct purchasers only.
• This offer is non-transferable and cannot be exchanged for any other benefit.
• McCarthy & Stone reserves the right to withdraw, amend or terminate this incentive at any time where necessary due to circumstances outside its reasonable control or where required for legal, commercial or operational reasons.
• All purchases remain subject to contract, reservation terms and the standard sale documentation for the relevant development.
• By participating in this promotion, you agree to these terms and conditions.
• These terms and conditions are governed by the laws of England and Wales, and any disputes will be subject to the exclusive jurisdiction of the courts of England and Wales.
• Speak to your Sales Consultant at your development of interest for more details.

LIVING SPACE SPECIFICATIONS

• Hearing loops and a Sky Q connection point in the living room for a more enjoyable TV experience
• Light and spacious living room
• Plug sockets that are just a bit higher to reduce kneeling and bending
• Fully fitted kitchens with appliances including waist-height ovens so there's less bending with heavy dishes

SHOWER ROOM SPECIFICATION

- Beautiful contemporary design with sleek fixtures and fittings
- Flooring with low slip potential
- Slightly raised 'comfort height' toilets for ease of use
- Walk in shower with a low profile shower tray for easy access

SAFE, SECURE & ENERGY EFFICIENT

- Digital personal alarms connected to emergency assistance 24/7
- Integrated fire and intruder alert systems
- TV entry cameras so you can see who it is before you answer the door and you can let your visitors in easily
- Integrated ultra efficient heating, water heating and heat recovery units
- Super insulation so the property is warm in winter and cool in summer – while saving you money on energy bills
- A manager on-site 24/7 for help and support and total peace of mind

TENURE

The properties at this development are leasehold properties with a term of 999 years from and including 1st June 2021.

Service charge details are available on request. Please call the office on 01482 669982 for further information.

TO FIND OUT MORE

CALL OUR OFFICE to find out more or request a brochure - 01482 669982

VIEWING

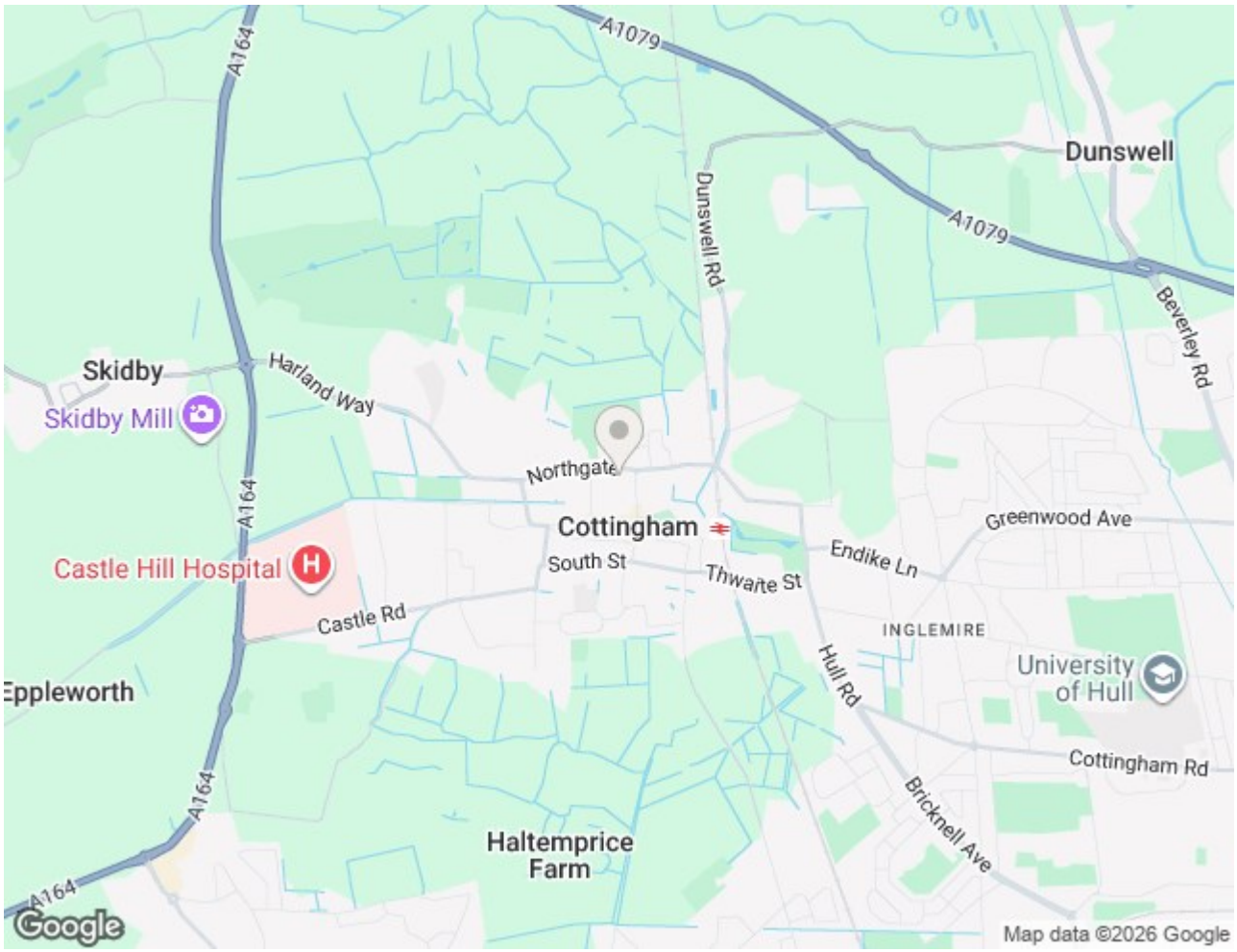
Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

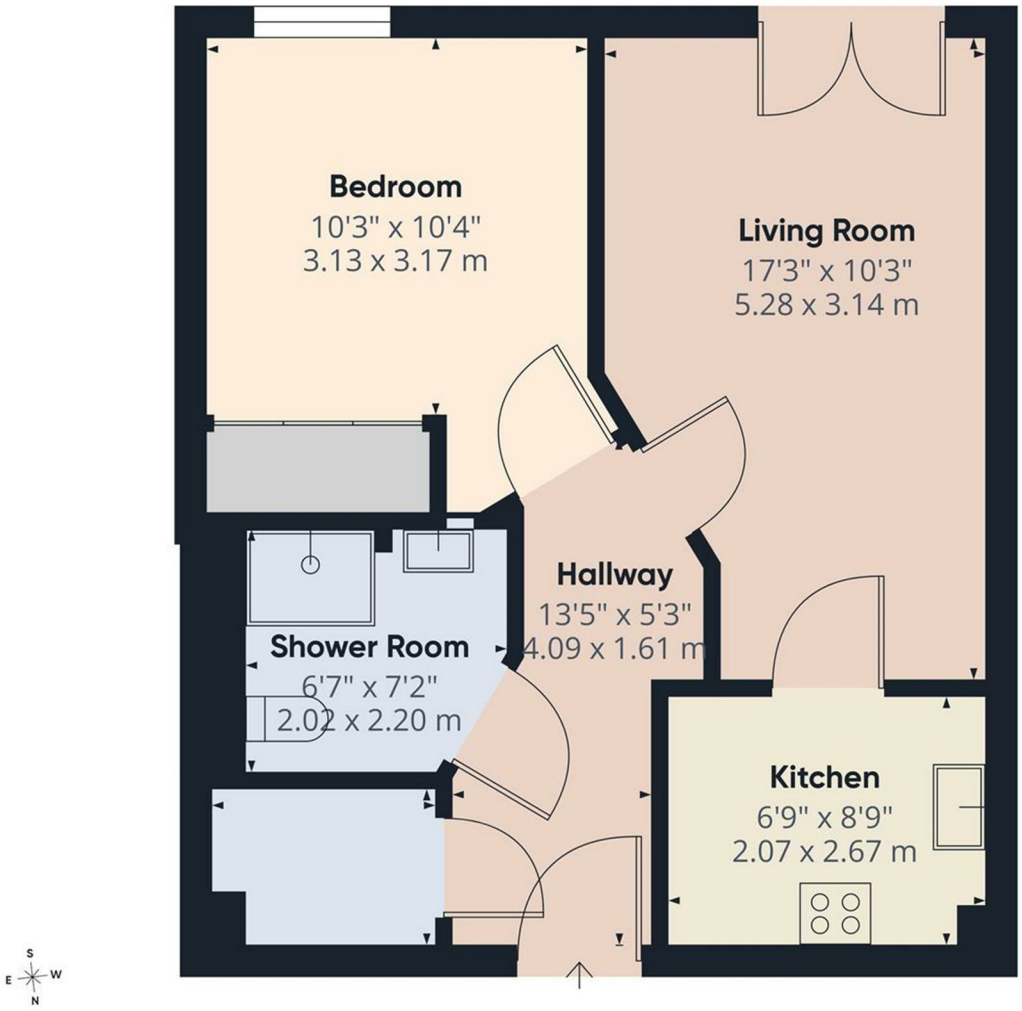
PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





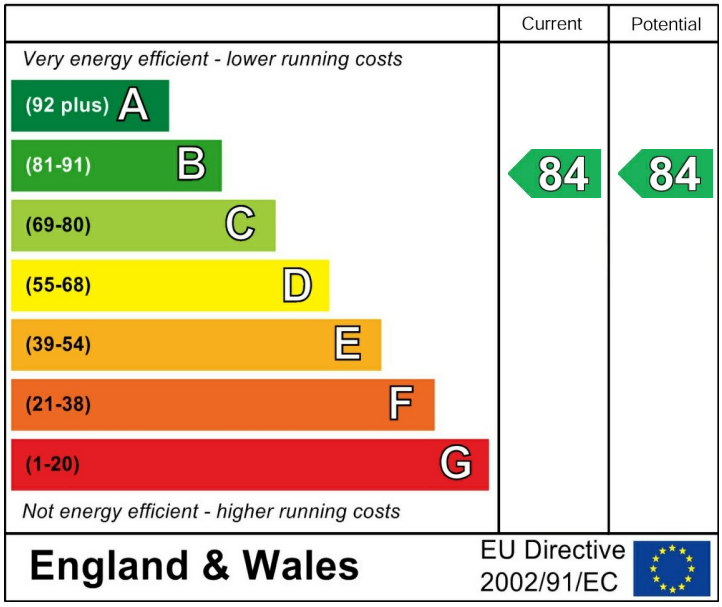
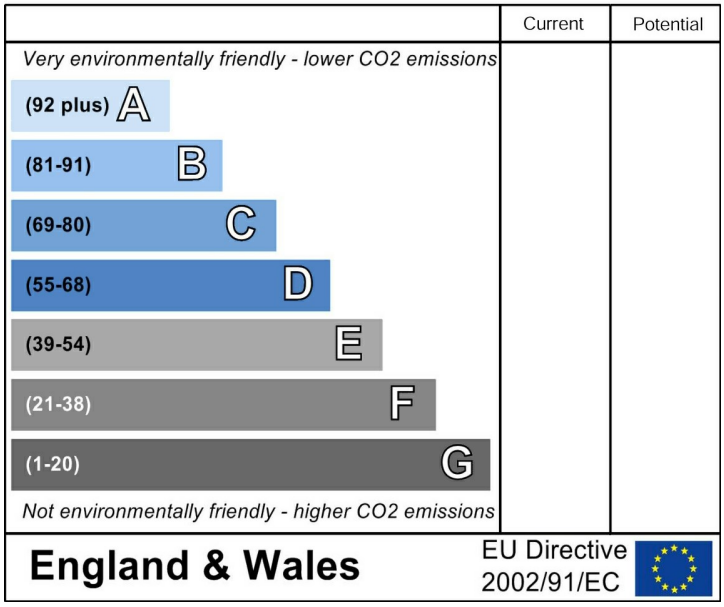
Approximate total area(1)
480 ft²
44.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating