



Greendale Court, Cottingham, East Riding of Yorkshire  
Offers Over £120,000

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#### KEY FEATURES

- Ground floor flat
- Two bedrooms
- No chain
- Popular location
- Close to hospital
- Close to shops
- Transport links
- Turn key opportunity
- Stylish kitchen
- Total area 57 square metres
- EPC rating C



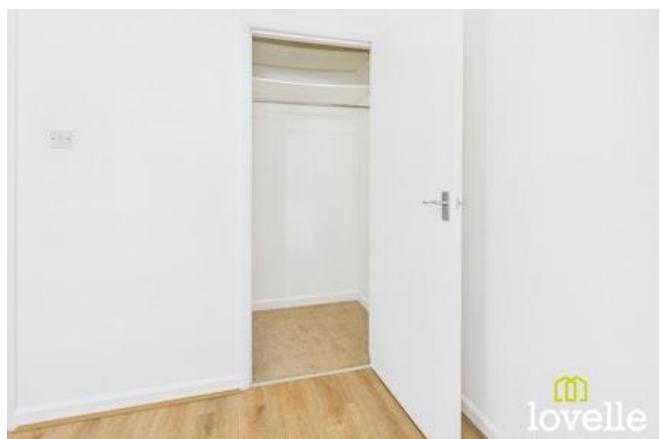
## DESCRIPTION

Presenting this two bedroom ground floor flat on the popular Greendale Court, Cottingham.

Freshly decorated throughout this is a true turnkey opportunity. As you enter the property into the hallway which provides access to the living room, bedrooms and bathroom. The bedrooms are both the rear of the property with windows to the rear elevation. The first bedroom benefits from a built-in cupboard, whilst the second bedroom features fitted wardrobes. The living room is to the front of the property and a generous window allows for natural light to flow into the room. A feature fire surround and electric fire offer a focal point to the room. Leading from the living room is the stylish kitchen featuring a mix of base and wall units in grey with black countertops and contrasting white butcher block tiling. With a selection of integrated appliances and space for white goods. The bathroom features a three-piece suite comprising of shower, hand basin and low flush toilet.

Outside the property is communal green areas and a residents parking area.

Do not delay, call Lovelle and book your viewing today!





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## PARTICULARS OF SALE

### Hallway

**4.58m x 0.92m (15'0" x 3'0")**

A hallway providing access to living room, bedrooms, bathroom and storage cupboard.



### Living Room

**3.73m x 4.33m (12'2" x 14'2")**

A generous living room with window to the front elevation allowing natural light to flow into the room. Access to kitchen.

### Kitchen

**2.71m x 2.25m (8'11" x 7'5")**

A stylish kitchen featuring a mix of base and wall units in grey with black countertops and white butcher block tiling to splash areas. Stainless steel sink with mixer tap, integrated oven, hob and extractor. Space for white goods.



### Bedroom

**3.02m x 2.92m (9'11" x 9'7")**

A generous bedroom with window to the rear elevation. Storage cupboard.

### Bedroom

**2.31m x 2.96m (7'7" x 9'8")**

A second bedroom with window to the rear elevation and fitted wardrobes.

### Bathroom

**2.01m x 1.96m (6'7" x 6'5")**

A fully tiled bathroom featuring a three piece suite comprising of shower, hand basin and low flush toilet.

## TENURE

The tenure of this property is Leasehold.

## SERVICE CHARGE

£15 per annum ground rent  
£911.16 per annum currently.

## LOCAL AUTHORITY

Council tax band: B

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.

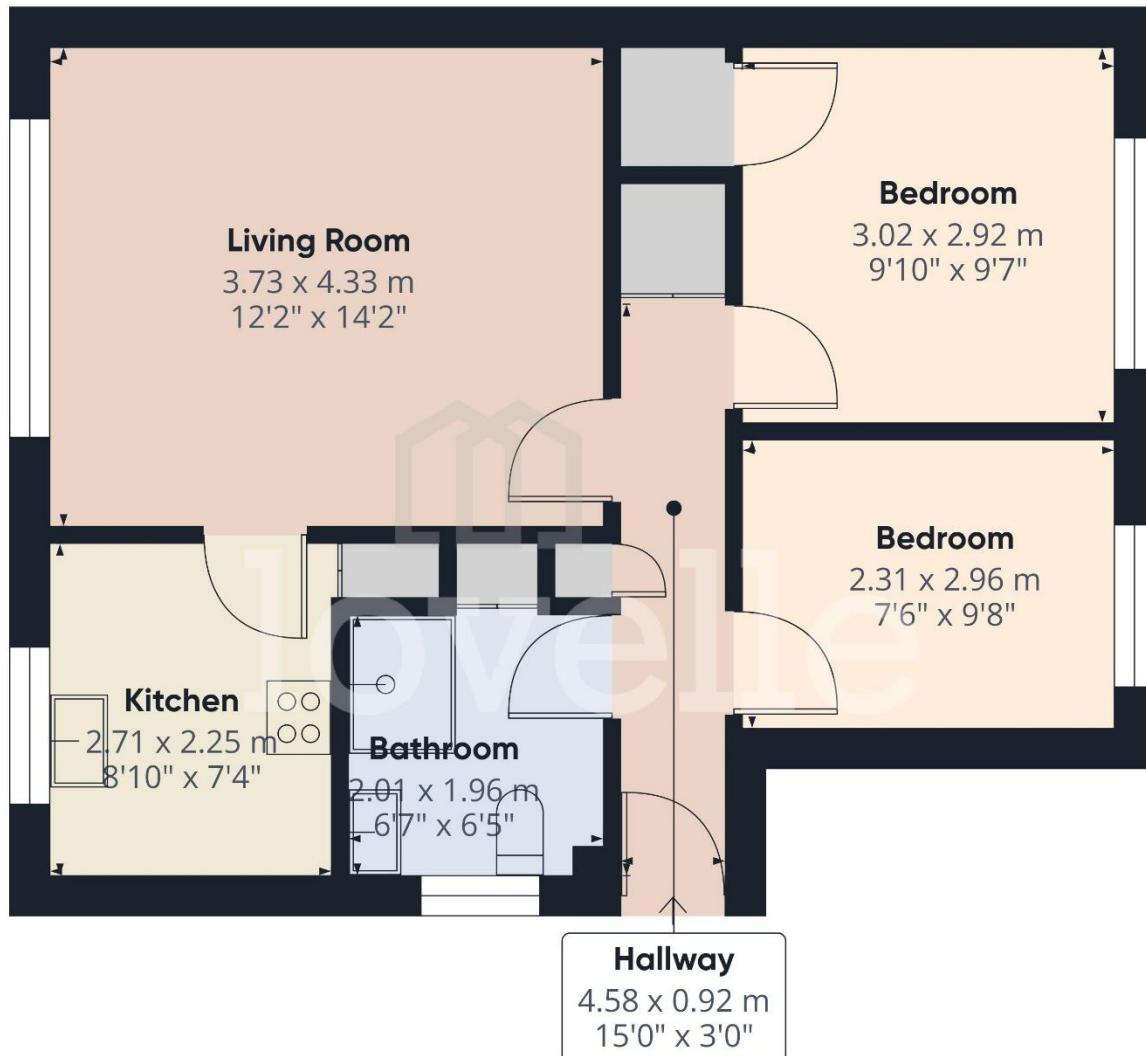
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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**



## FLOOR PLANS



Approximate total area<sup>(1)</sup>

48.5 m<sup>2</sup>  
522 ft<sup>2</sup>

(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.

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## MAP

