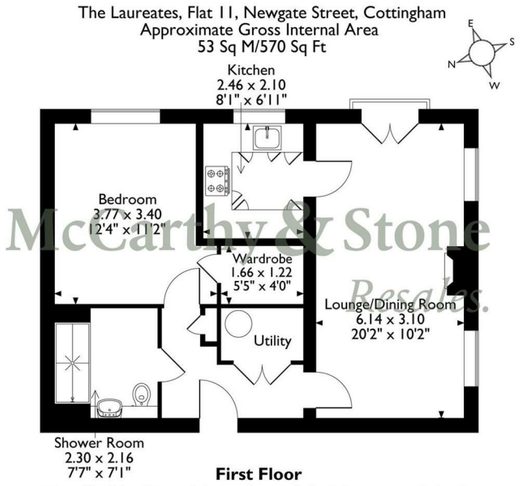
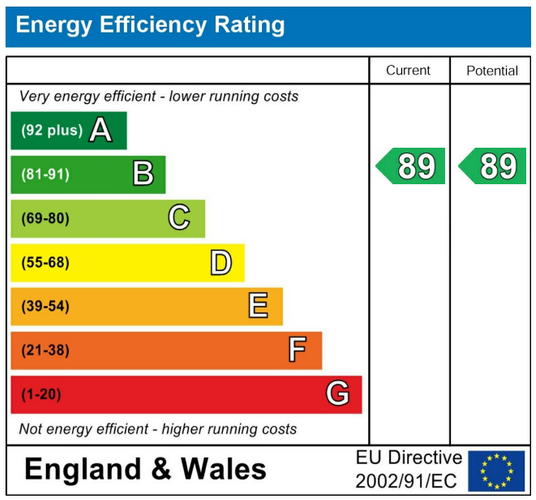
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







11 The Laureates

Newgate Street, Cottingham, HU16 4ED

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 11 The Laureates could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One-bedroom corner retirement apartment
- First-floor east-facing position
- Juliet balcony overlooking gardens
- Attractive communal garden outlook
- McCarthy Stone Retirement Living
- Bus stop directly outside
- Shops within 350 metres
- Close to Cottingham amenities
- Desirable corner apartment position
- Ask about current incentives

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

11 The Laureates, Cottingham

1 | 1 | Asking price £150,000

Development Overview
The Laureates is a McCarthy & Stone Retirement Living development for the over 60s, comprising 32 one and two-bedroom apartments.

The development benefits from an on-site House Manager, 24-hour emergency call system, camera door entry, Homeowners' Lounge and Guest Suite.

Located in the heart of Cottingham, shops, cafés, supermarkets and local amenities are all within easy reach. Bus stops are positioned directly outside, with regular services towards Hull and Beverley, while Cottingham Railway Station provides further connections across the region.

Apartment Overview
This attractive one-bedroom corner retirement apartment occupies a desirable first-floor position and enjoys an east-facing aspect, with a Juliet balcony overlooking the beautifully maintained communal gardens.

The accommodation is thoughtfully arranged, with a comfortable living area, separate kitchen, well-proportioned bedroom, shower room and useful built-in storage. Its corner position allows for plenty of natural light and creates a particularly pleasant outlook across the gardens.

Set within the popular Laureates development, the apartment offers an easy and comfortable retirement lifestyle, with welcoming communal facilities on hand and Cottingham's shops, cafés, amenities and transport links all conveniently close by.

Landscaped Gardens
One of the main social hubs of DEVELOPMENT NAME is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle
The Communal Lounge is at the heart of the community at The Laureates and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services
• Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage
There is an allocated car parking space included in the sale, which is located in front of the building.

Service Charge (RL)
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £3,369.23 for the financial year ending 30/06/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information
Lease Length: 999 years from 2016
Ground rent: £425 per annum
Managed by: McCarthy Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 60 years.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













