

No. 28 Shardeloes Court

Cottingham, East Riding of Yorkshire

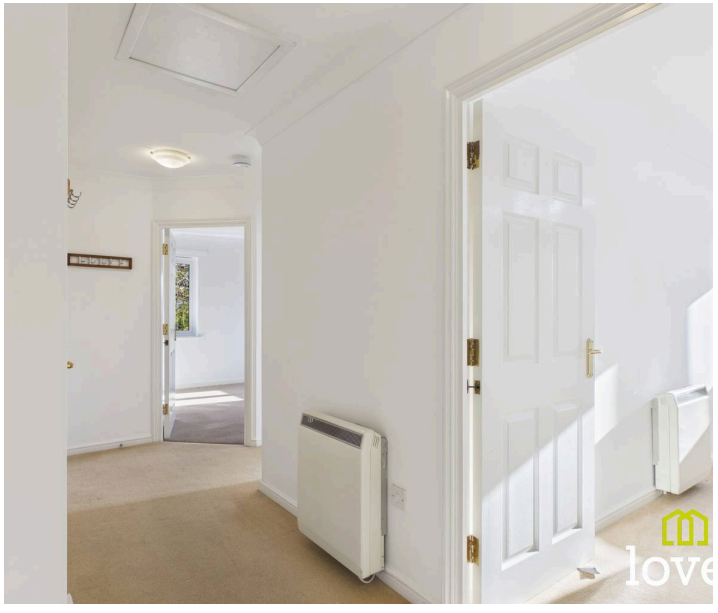
Guide Price £90,000

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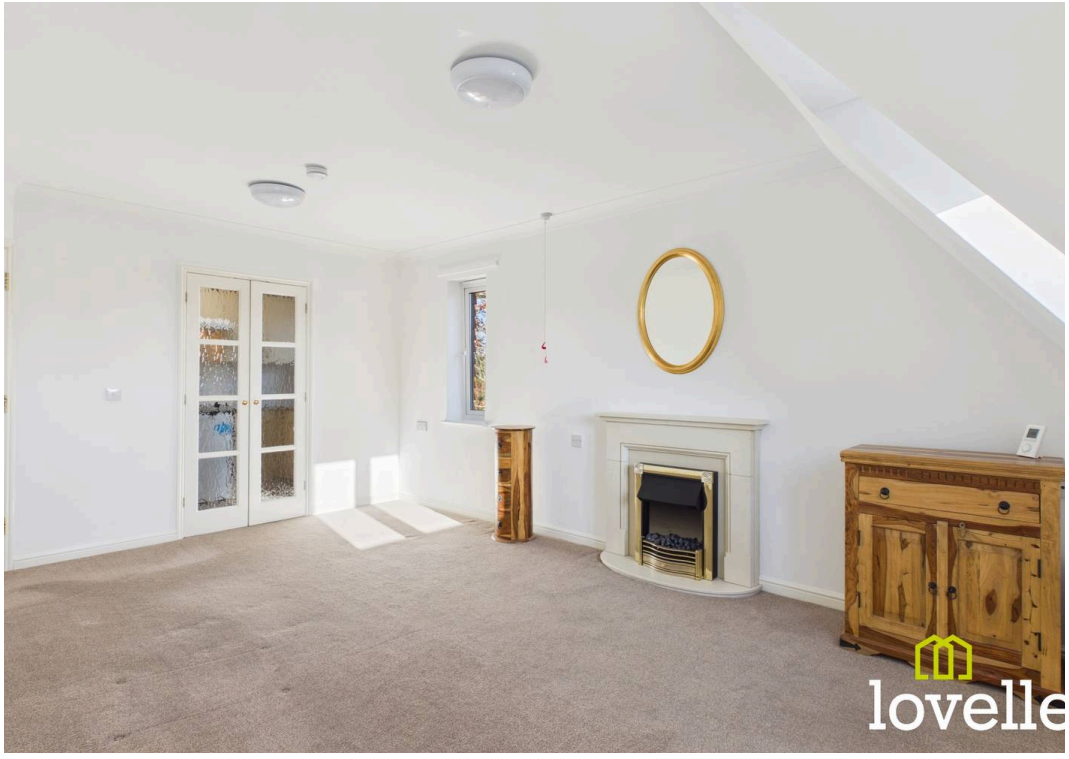
No. 28

Shardeloes Court Newgate Street, Cottingham

Offered for sale with no onward chain & benefitting from a recently-completed & full programme of redecoration. This bright and well-presented two-bedroom retirement apartment is situated on the third floor of the highly regarded Shardeloes Court development, conveniently located close to local amenities and the village centre.

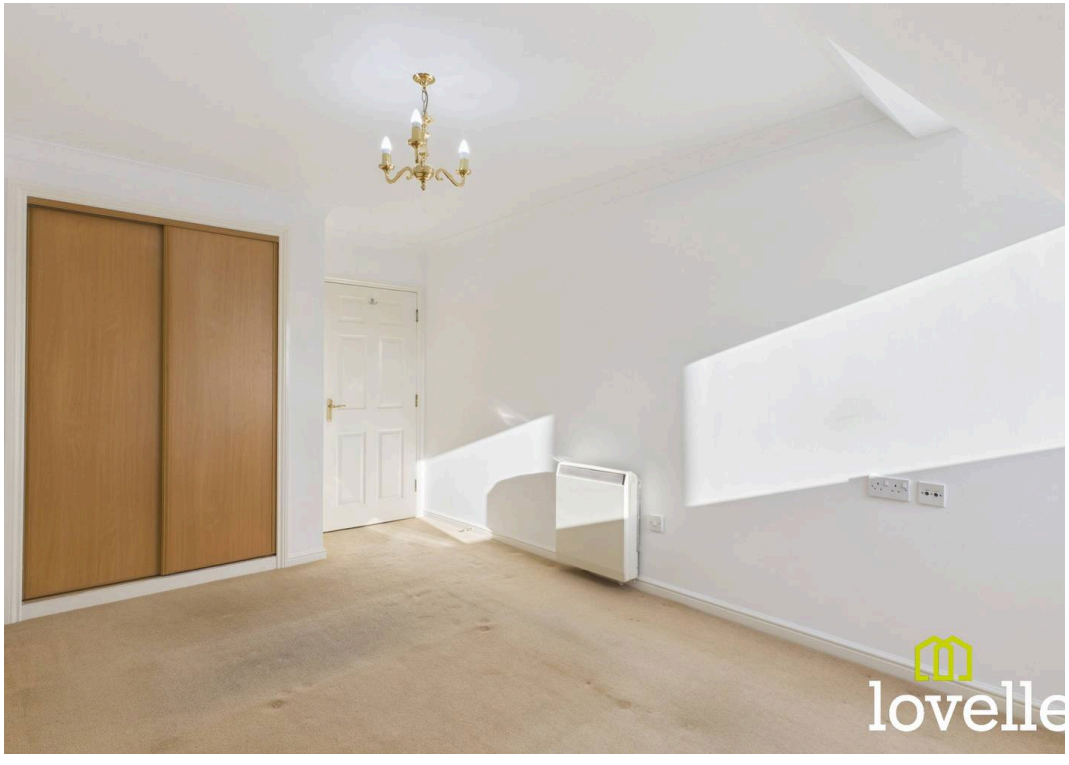
Designed exclusively for the over-60s, the apartment offers spacious and comfortable accommodation with excellent natural light throughout. Accessed via a private fire door from the main landing, the property opens into a generous central hallway providing access to all principal rooms.

The spacious living and dining room benefits from two large windows, creating a bright and welcoming living space. The separate kitchen is fitted with a range of wall and base units, contrasting worktops, electric hob and extractor hood, with a window providing additional natural light and ventilation.









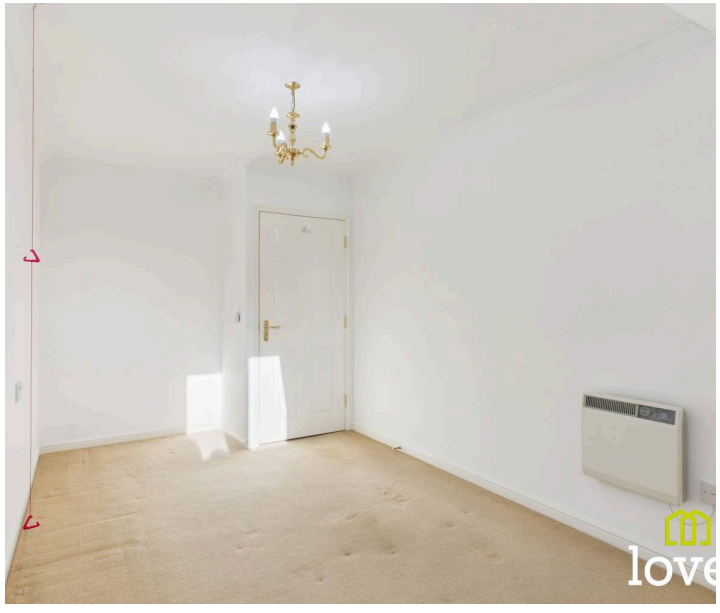
Central Hallway
14' 4" x 3' 11" (4.37m x 1.20m)
Entrance to the apartment is via a private front door from the main communal landing & into the central Hallway. Panelled doors lead through to the spacious lounge/diner with kitchen beyond, two bedrooms, the bathroom & two walk-in storage cupboards. The room is laid to carpet, there is an emergency system control unit & an electric radiator.

Sitting & Dining Room
16' 10" x 11' 5" (5.14m x 3.49m)
A spacious sitting & dining room flooded with all-day Sunlight from the dual-aspect East & South facing windows. There is a feature fireplace with an electric, living-flame fire insert, the room is laid to carpet, there is an electric radiator, an emergency support system pull cord & double timber & glazed doors lead through to the kitchen beyond.

Kitchen
9' 2" x 5' 9" (2.79m x 1.76m)
Fitted with a range of Beech-effect wall & base units with stone-effect laminated work surfaces. There is a high-level, electric fan-assisted oven, an Induction hob with extraction above & an under-counter refrigerator & freezer complete the appliances. An East-facing window to the side of the property allows for natural daylight & there is an emergency support system pull cord.







Bedroom No. 1
13' 10" x 9' 7" (4.21m x 2.91m)
A spacious double bedroom with fitted wardrobes & a South-facing window. The room is laid to carpet, there is an emergency call system pull cord & an electric radiator.

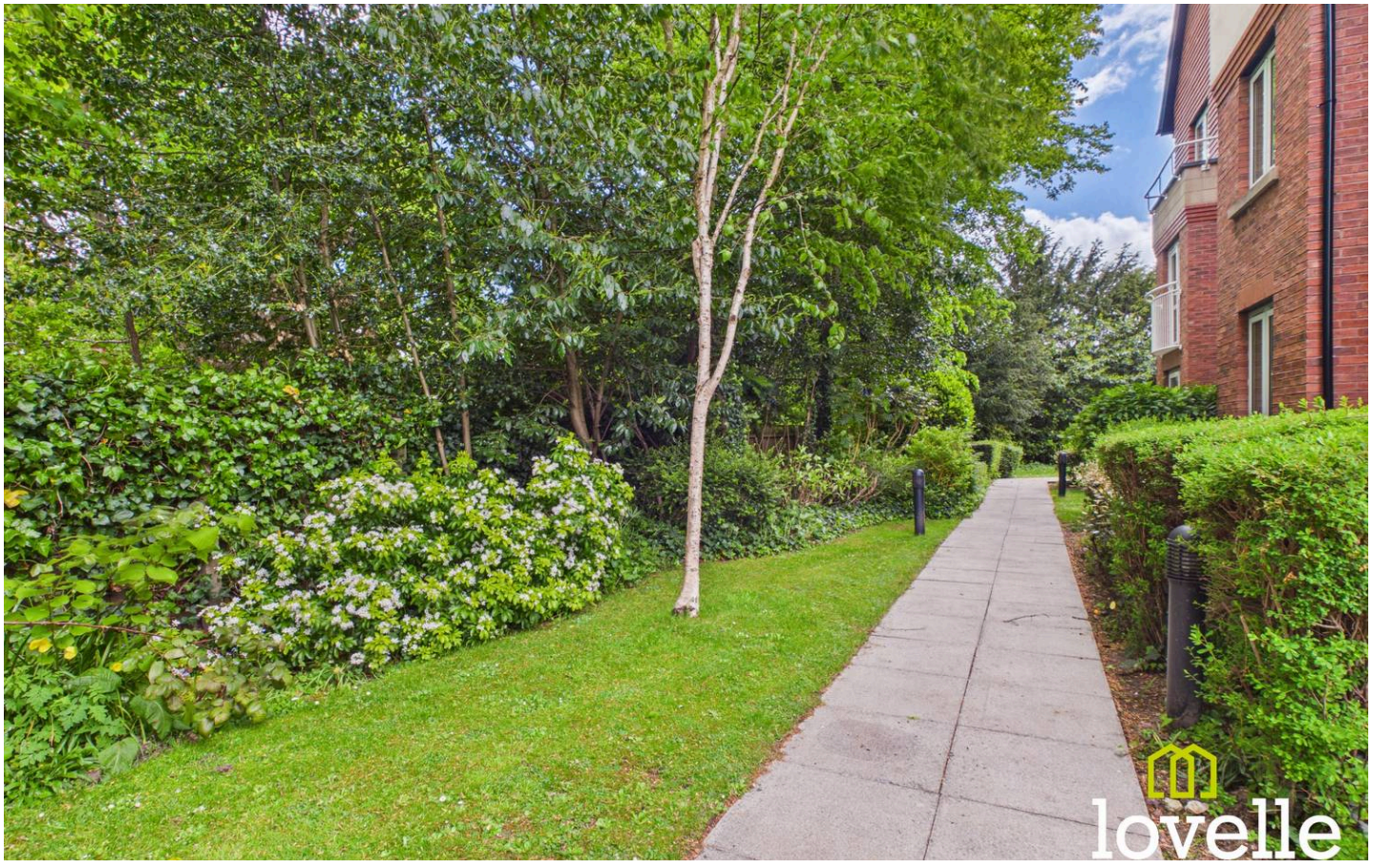
Bedroom No. 2
15' 9" x 8' 3" (4.80m x 2.51m)
A further spacious double bedroom with space for fitted wardrobes & a South-facing window. The room is laid to carpet, there is an emergency call system pull cord & an electric radiator

Bathroom
6' 9" x 5' 5" (2.05m x 1.66m)
A spacious bathroom, fully tiled & offering a newly-installed, large walk-in cubicle with a thermostatic shower & safety grab-rail. A wash basin sits within a storage cupboard, there is an illuminated vanity mirror over & a close-coupled W.C. with an additional safety grab-rail. The room is laid to vinyl flooring, there is a towel radiator, separate electric heater & extraction.













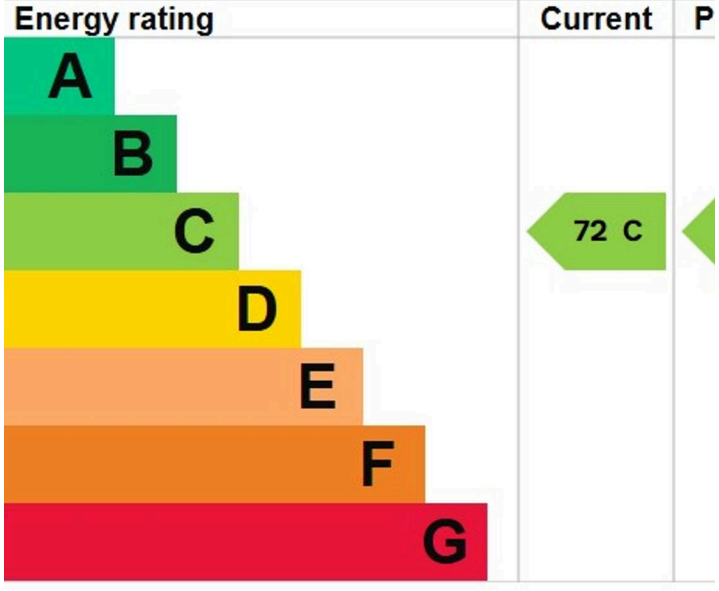
There are two well-proportioned bedrooms including a principal bedroom with fitted wardrobes. The modern bathroom features a newly-installed walk-in cubicle with a thermostatic shower, a wash basin with illuminated vanity mirror over, a close-coupled W.C., heated towel rail & convenient storage.

Residents of Shardeloes Court enjoy a range of excellent communal facilities including a residents' lounge and kitchen, guest suite for visiting family and friends, attractive communal gardens and resident parking. An on-site warden service operates during normal working hours, complemented by a monitored 24-hour emergency call system for added peace of mind.

The development benefits from lift access, wheelchair accessibility, level access throughout and a range of mobility-friendly features including wide doorways, ramped access and a level-access shower.



- No Onward Chain
- Third Floor with Lift Access
- Newly Redecorated Throughout
- Wheelchair Accessible
- 24-Hour Emergency Call System
- Resident Parking
- On-Site Warden Assistance
- Spacious Living/Dining Room
- Residents' Lounge & Guest Suite
- Two Bedroom Retirement Apartment







Communal Garden

Large & beautifully presented grounds offering lawned areas, seating areas & a mobility scooter store.

Guest Suite

Guest Suite facilities are available on the ground floor, these can be reserved for visitors at a small fee & consists of a bedroom, small seating area & bathroom.

Off street

1 Parking Space

Parking is provided on a first-come, first-served basis & there are 12 communal spaces provided in the car park

This attractive apartment offers an ideal opportunity for those seeking independent retirement living within a friendly and supportive community. Early viewing is highly recommended.

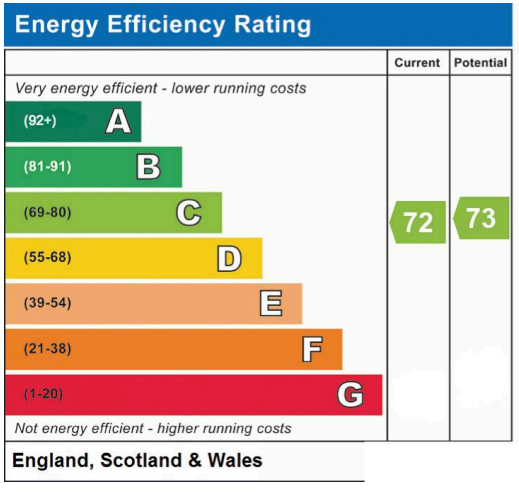
Council Tax band: D

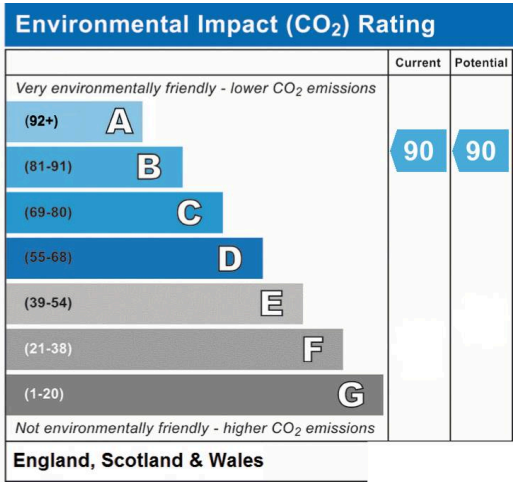
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B


Sitting & Dining Room
5.14 x 3.48 m
16'10" x 11'4"
Bedroom No. 2
4.81 x 2.52 m
15'9" x 8'3"
Bedroom No. 1
4.79 x 2.91 m
15'8" x 9'6"
Central Hallway
1.21 x 4.37 m
3'11" x 14'3"
Kitchen
1.76 x 2.78 m
5'9" x 9'1"
Laundry Cupboard
0.81 x 1.65 m
2'7" x 5'4"
Cloaks Closet
0.81 x 1.43 m
2'8" x 4'8"
Bathroom
2.08 x 1.76 m
6'9" x 5'9"
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E
W
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Approximate total area(1)
60.6 m²
654 ft²
Reduced headroom
2.6 m²
28 ft²
(1) Excluding balconies and terraces
Reduced headroom
Below 1.5 m/5 ft
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
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
73
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
90
90
England, Scotland & Wales

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. 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.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

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.

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 https://www.lovelle.co.uk/privacy-policy/ 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.

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.



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