



Green Lane, Cottingham, East Riding of Yorkshire
Offers over £120,000





KEY FEATURES

- Ground Floor Apartment
- Two bedrooms
- No Chain
- Private Parking
- Close To The Hospital
- Close To Local Shops
- Transport Links
- Turn-Key Presentation
- Stylish New Kitchen
- Total area 48.5 square metres
- EPC rating C



DESCRIPTION

Presenting this two-bedroom ground floor apartment on the popular Greendale Court development, Cottingham.

Freshly decorated throughout this is a true turnkey opportunity!

You enter the property into a bright hallway which provides access to the living room, two bedrooms the bathroom and two large full-height storage cupboards.

The bedrooms are both the the rear of the property with windows looking out to the private garden areas. The main bedroom is a generous double and benefits from a walk-in cupboard, whilst the second bedroom is a generous single and features a fitted wardrobe.

The living room is to the front of the property, a large picture window allows for natural light to flood into the room and offers views across the local common. A feature fire surround and electric fire offer a focal point to the room, there are ceiling and wall light fittings, the room has a neutral colour palette and wood-effect flooring.

Leading from the living room is the stylish, newly installed kitchen featuring a range of base and wall units in ash grey with contrasting slate-style worksurfaces atop. There is a bright white block tiling splashback, a selection of appliances which are included, extraction and a conveniently-placed larder cupboard.

The bathroom features a three piece suite comprising of a large walk-in shower with a thermostatic mixer valve, a large pedestal wash basin and a close-coupled W.C all in brilliant white with Chrome fittings. As with all rooms in this property there is a convenient storage cupboard which is racked out as an airing cupboard for linen storage. The walls and floor are fully tiled in natural stone-effect tiling for convenience and low maintenance and make for a bright and airy room, there are spot downlights and extraction.

Outside of the property and to the front are communal green areas with established planting and to the rear are further areas of green spaces and a private residents car park.

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





PARTICULARS OF SALE

Hallway

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

A hallway providing access to the living room, two bedrooms, the bathroom and two full-height storage cupboards.

Living Room

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

A generous living room with a large picture window to the front, allowing natural light to flood the the room. Access to kitchen is also from this room.

Kitchen

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

A stylish, newly installed kitchen featuring a mix of base and wall units in ash grey with stone-style worksurfaces atop and white, brick-effect tiling as a splashback. A stainless-steel sink with mixer tap and drainer, integrated oven, hob and extractor over and a range of white goods are provided.

Bedroom No. 1

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

A generous double bedroom with window to the rear elevation and walk-in cupboard.

Bedroom no. 2

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

A generous single bedroom with window to the rear elevation and a fitted wardrobe.

Bathroom

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

A fully tiled bathroom featuring a three piece suite comprising of a large walk-in shower, pedestal wash basin and close-coupled W.C. There is a large airing cupboard and extraction



TENURE

The tenure of this property is Leasehold.

SERVICE CHARGE

£911.16 annual service charge

£15.00 annual ground rent

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.

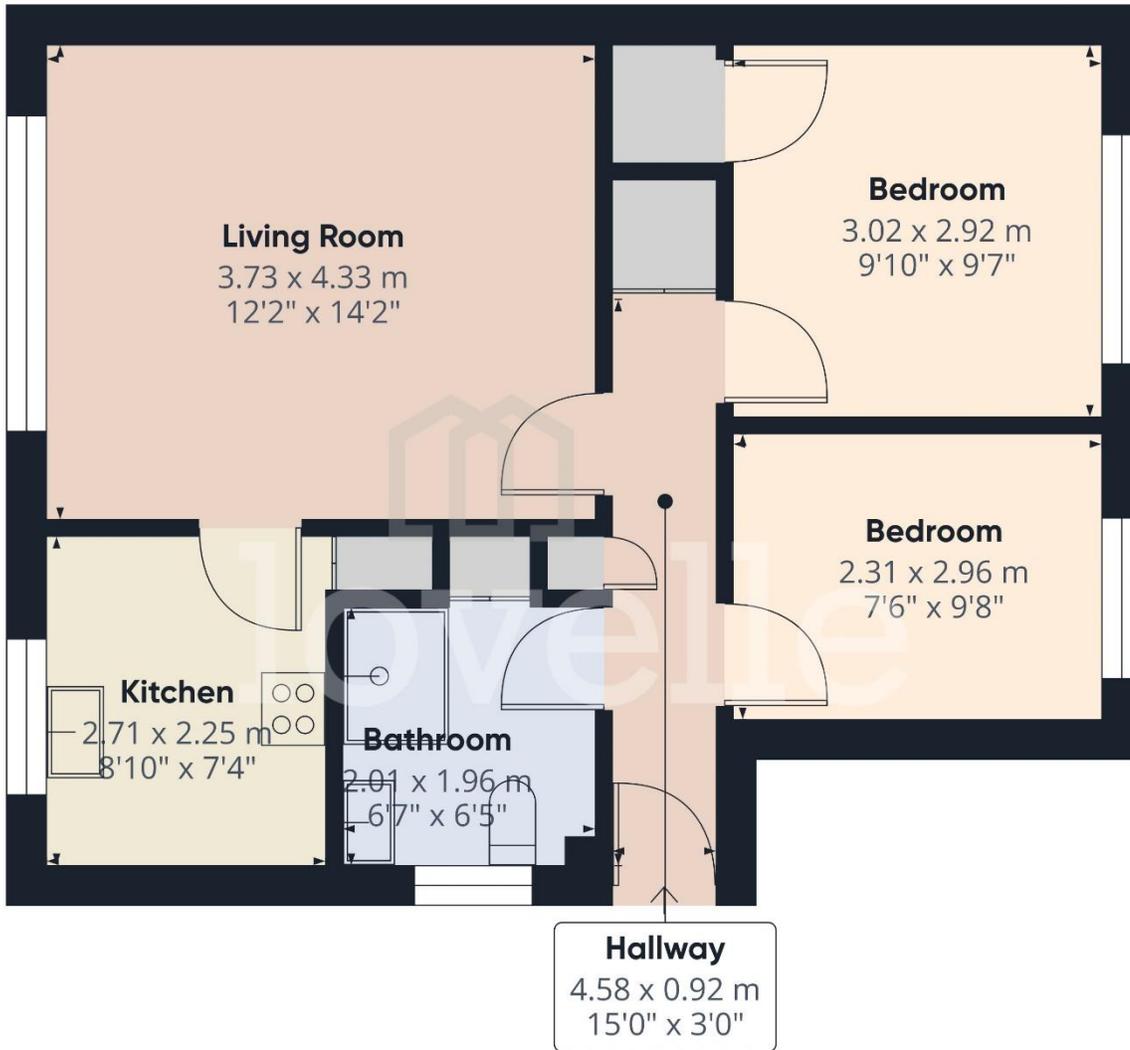
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Approximate total area⁽¹⁾
48.5 m²
522 ft²

(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.

GIRAFFE 360

