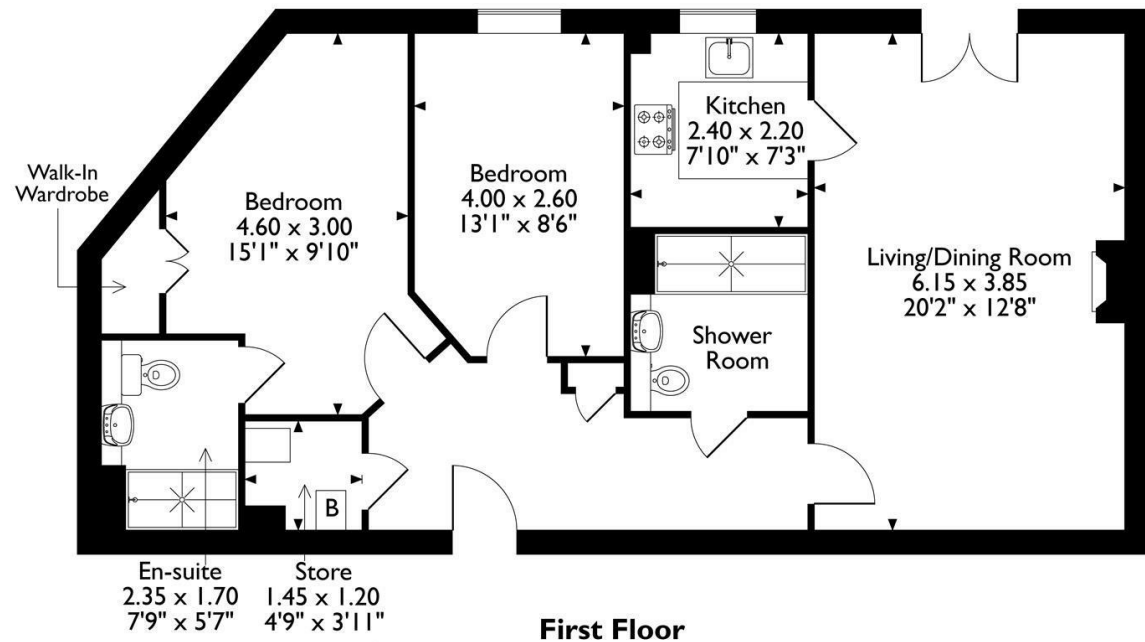
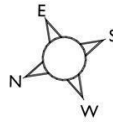


The Laureates, Flat 10, Newgate Street, Cottingham
Approximate Gross Internal Area
75 Sq M/807 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

10 The Laureates

Newgate Street, Cottingham, HU16 4ED



Asking price £249,950 Leasehold

CAR PARKING SPACE INCLUDED Ready to move into with no onward chain. A delightful south-facing two-bedroom, two shower room apartment situated on the first floor of this McCarthy Stone Retirement Living development, ideally located with a bus stop directly outside and just 350m from Cottingham's shops and amenities.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is prohibited.



The Laureates, Newgate Street, Cottingham, HU16 4DY

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.

Summary

The Laureates was purpose built by McCarthy & Stone for retirement living. The development consists of 32 one and two-bedroom retirement apartments for the over 60s.

A House Manager is on hand during office hours and there is the benefit of security features including a 24-hour emergency call system and a camera door entry system linked to your TV, so you can see who's calling before letting them in.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can book into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

The apartment benefits from underfloor heating throughout, is in very good decorative condition.

Local Area

The Laureates is located in the historic village of Cottingham. Cottingham boasts two main shopping streets with all the amenities you need including a Co-op supermarket, a Sainsburys Local and a post office. It has a weekly market, a number of pubs, cafes and restaurants, and for those who like to

keep active, its own Golf and Leisure club.

Cottingham Medical Centre is located close by on South Street and Castle Hill Hospital is only a mile and a half away on the edge of the village.

The Laureates is well located and offers easy access to the village centre as well as public transport to take you further afield. North and South bus stops are located right outside the development connecting you to Hull and Beverley. There are good transport links both by road and rail with two main trunk roads, A1079 and A164, providing easy access to the surrounding towns both north and south of Cottingham and Cottingham Railway Station which runs between Hull and Scarborough.

Entrance Hall

Front door with spy hole and letterbox
Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour emergency response pull cord.

Walk-in storage/airing cupboard housing the washer/dryer.
Doors lead to the bedrooms, living room and shower room.

Lounge

Spacious and sunny, south easterly facing room.
French doors open overlooking the landscaped communal gardens.
Attractive feature fireplace with log burner effect electric fire.
TV and telephone points, two ceiling lights, fitted carpets, raised electric power sockets.
A partially glazed door leads into the separate kitchen.

Kitchen

Fully fitted with high gloss wall and base units and drawers.
Stainless steel sink and drainer with mono lever tap.
Raised level oven, ceramic hob with extractor hood and fitted integrated fridge and freezer.
Tiled flooring, under-pelmet lighting, central ceiling light.
South easterly facing window overlooking the communal gardens.

Bedroom One

Walk-in wardrobe with shelves and hanging rails.
Ceiling lights, TV and phone point.

En-suite Shower room

Partially tiled walls with tiled flooring.
Double width walk-in shower with sliding glass doors and

2 bed | £249,950

handrail.

WC with concealed cistern and vanity unit with sink.
Illuminated mirror with shaving point, chrome heated towel rail, emergency pull-cord.

Bedroom Two

Good size second bedroom overlooking the garden.
Ceiling light, TV and phone point.
This room could also be used as a study or dining room.

Shower Room

Partially tiled walls and tiled flooring.
Double width walk-in shower with glass shower screen and doors.
WC with concealed cistern and vanity unit with wash basin.
Illuminated mirror above with shaving point, chrome heated towel rail, emergency pull-cord.

Car Parking Included

Allocated car parking space located under the car port which is close to the entrance door.

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.

Service Charge: £4,884.48 per annum (up to financial year end 30/06/2026).

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

Additional Information

Leasehold. Lease Length: 999 years from 2016
Ground rent: £495 per annum reviewed 01/2031
Managed by: McCarthy Stone Management Services
Council Tax Band: D
It is a condition of purchase that all residents must meet the age requirements of 60 years.

