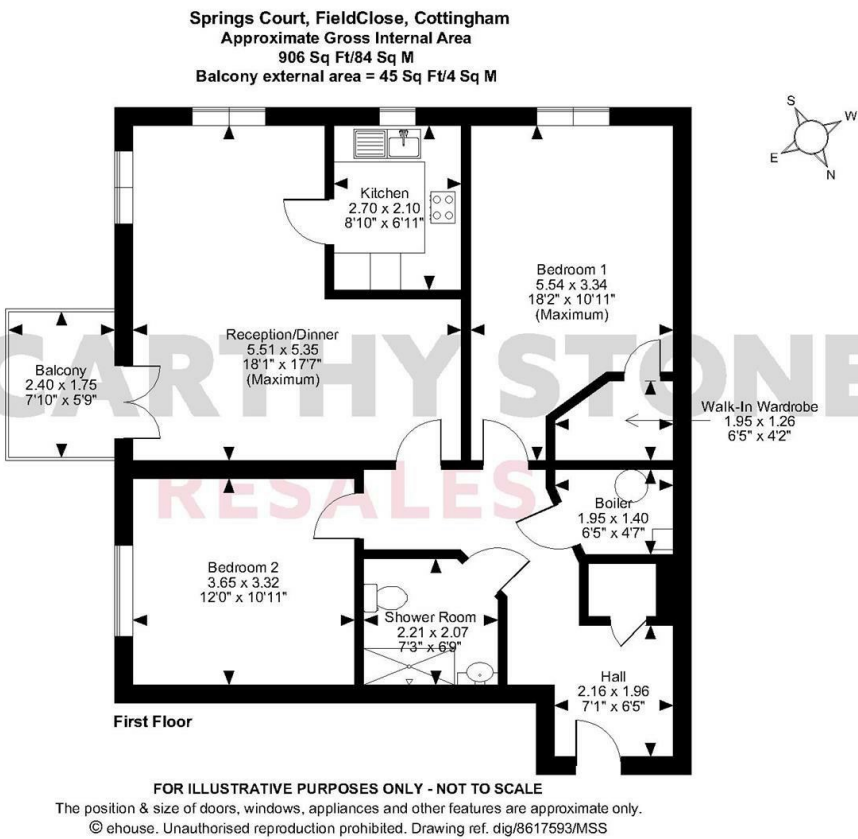


28 Springs Court
Field Close, Cottingham, HU16 5GX

PRICE
REDUCED



Council Tax Band: D



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	84	84	
(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



PRICE REDUCTION

Asking price £240,000 Leasehold

Come along to our Open Day - Tuesday 17th June 2025 - from 10am - 4pm - book your place today!

Welcome to Springs Court in the charming village of Cottingham! This delightful first-floor apartment boasts a spacious and bright atmosphere with 2 bedrooms, 1 reception room, and 1 bathroom. Enjoy the lovely walk-out balcony offering views over the communal gardens. This property is a true gem waiting to be discovered!

Call us on 0345 556 4104 to find out more.

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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Springs Court, Cottingham

Springs Court

Situated within walking distance of the centre of Cottingham – a large leafy village in East Yorkshire just outside Hull – this Retirement Living PLUS development offers all the care you need and amenities right on your doorstep. All apartments have been designed with you in mind, providing ample living and storage space, along with easy-to-reach switches and ovens, and stylish but functional bathrooms. At the heart of the development is the cosy communal lounge in where homeowners can meet and socialise, and there's also beautiful landscaped gardens in which to relax on sunny afternoons. As a Retirement Living PLUS development, at Springs Court, there is an on-site Bistro providing hot meals and snacks daily, plus we can offer flexible support packages, designed so you pay only for care if you need it. There's also an Estates Manager and 24-hour staffing should you need anything, with each apartment allocated one hour's domestic assistance per week (additional support is available at extra charge).

For your reassurance, there is a 24-hour emergency call system, and, for security and peace of mind, the development has a camera entry system.

With Cottingham centre just 0.3 miles away, you'll have all you could need right on your doorstep, including several small supermarkets, a wide variety of shops, eateries and pubs, several banks, a post office and a medical centre, among much more. The village also hosts a weekly outdoor market. And, if you're wanting to travel a little further afield, there is onsite car parking and a scooter room, as well as a bus stop very close by and Cottingham train station less than a mile away. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).



Local area

Three miles from Hull, Cottingham has a long and fascinating history, with castle remains in the village dating back to the 12th century and architecture in the village dating back to various historical periods. What's more, among its most famous residents was the poet Philip Larkin, whose grave you'll find in the village's Victorian municipal cemetery. Also in the area is Skidby Windmill – a working windmill that offers magnificent views over the Yorkshire Wolds. Unusually, the windmill's original outbuildings are all still standing, some of which now house the Museum of East Riding Rural Life. Browse the museum's fascinating interactive exhibits, suitable for all ages, and round off your visit with lunch at the lovely little onsite café. Cottingham Parks Golf and Leisure Club is less than 3 miles away, where you can enjoy a variety of activities. As well as an easy-walking 18-hole golf course and a driving range, there is a health club with a swimming pool, a salon offering a range of beauty treatments and a café bar and lounge serving fresh homemade food.

What's more, just over 10 miles away is one of the area's most iconic landmarks: the Humber Bridge. Enjoy fantastic views as you cross this amazing feat of engineering by car, bicycle, or even on foot. And, for spectacular views of the bridge, take a seat in one of the many benches in Humber Bridge Country Park on the north bank of the Humber, where you'll also find charming walking trails and a pond.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response and security door entry system with intercom is situated in the hall along with illuminated light switches, and a smoke detector. From the hallway there is a door to a walk-in utility/storage cupboard. Further doors lead to the lounge, bedrooms and wet room.

Living room

This delightfully bright living room has a duel aspect and French doors leading onto a large walk out balcony with views over the communal gardens. There are TV and telephone points and a Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets. A partially glazed door leads into the separate kitchen.

Kitchen

A modern fitted kitchen with a range of high gloss wall and base cupboards and drawers with a woodblock design work surface



2 Bed | £240,000

with inset sink and drainer with mono lever tap and window above. Integral appliances comprise of a low level oven, ceramic hob with cooker hood over and fridge/freezer. Tiled flooring, adjustable spot lights and under pelmet lighting.

Bedroom 1

Double bedroom with ceiling light, TV and phone point, raised power sockets and wall mounted electric heater. The bedroom also benefits from a large walk-in wardrobe fitted with shelving and hanging rails.

Bedroom 2

Double bedroom with ceiling light, TV and phone point, raised power sockets and wall mounted electric heater.

Shower Room

Tiled walls and tiled flooring, fitted with a WC, wash hand basin and mirror above, Walk in shower with adjustable shower head and hand rail. Electric heated towel rail.

Service Charge (Breakdown)

- Cleaning of all communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Apartment window Cleaning (outside only)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £13,551.75 per annum (for financial year end 28/02/2026).

Leasehold Information

Lease Length: 999 years from 2021

Ground rent: £510 per annum

Ground rent review: Jan 2036

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 70 years.

Additional Information and Services

- Super fast fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



PRICE
REDUCED