



McCarthy & Stone

RESALES



15 The Laureates Newgate Street, Cottingham, HU16 4ED
Asking price £195,000 Leasehold

For further details
please call 0345 556 4104

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****CAR PARKING SPACE INCLUDED**** A well presented ONE BEDROOM FIRST FLOOR apartment WITH JULIET BALCONY looking over landscaped gardens. The Laureates is a McCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S.

The Laureates

The Laureates was built by McCarthy & Stone has been designed and constructed for modern retirement living. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. 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).

The apartment has underfloor heating throughout.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing the washer/dryer and venting system. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

Lounge

Spacious lounge benefiting from French doors opening onto a Juliet balcony looking onto well maintained communal grounds. The room is

neutrally decorated and has ample space for dining. Attractive fireplace houses an electric fire. TV and telephone points, Sky/Sky+ connection point available for subscription, two ceiling lights, fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level white gloss units and drawers with a work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window overlooking communal gardens. Waist level oven, ceramic hob, cooker hood, integral fridge freezer and dishwasher.

Bedroom

Double bedroom with window overlooking communal gardens. This room benefits from a walk-in wardrobe housing rails and shelving. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets.

Bathroom

Modern shower room tiled and fitted with suite comprising of a double level access shower with glass screen and hand rails. Low level WC, vanity unit with wash basin and mirrored cabinet above. Shaving point, heated towel rail, electric heater and extractor fan.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 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

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.

Leasehold Information

Lease Length: 999 years from 2016

Ground rent: £425 per annum

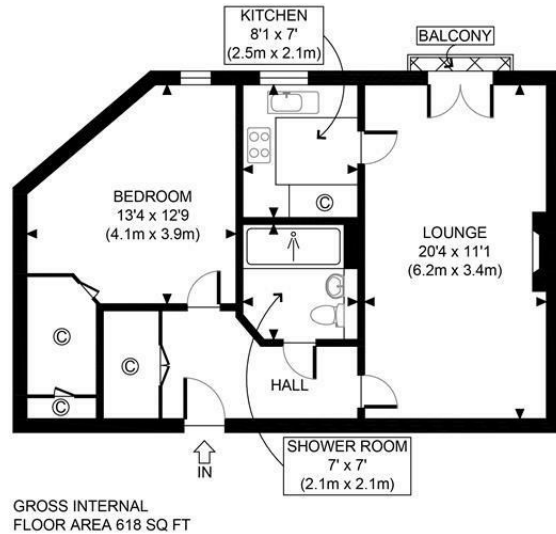
Managed by: McCarthy Stone Management Services

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Car Parking Space Included Included In The Sale







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

APPROX. GROSS INTERNAL FLOOR AREA 618 SQ FT / 57 SQM	The Laureates HU16
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 11/01/21
	photoplan

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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