





The Property Specialists

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**34 Applegarth Mews Crescent Street, Cottingham HU16**  
**£115,000**



- Over 55's retirement apartment
- Superb first floor accommodation
- No onward chain
- Attractive location close to amenities
- Includes Stairlift
- Friendly and helpful community feel
- Communal gardens and parking
- Council tax band C
- EPC rating C

A fabulous first floor retirement apartment in a tucked away cul-de-sac position ideal for the local amenities. Attractively situated on this purpose-built retirement development with its friendly and helpful community feel, the property is offered to the market with no onward chain.

Being deceptively spacious and having a generous sized living room, two bedrooms, fitted kitchen and shower room, the property also benefits from communal amenities which include communal gardens, parking, on-site manager and a Tunstall security pull-cord system. Further, the property currently benefits from a stairlift.

LOCATION

The property is located on the purpose-built retirement development forming Applegarth Mews which lies off Crescent Street adjacent to the Co-op in the centre of Cottingham. This leafy location is surrounded by communal gardens with a fabulous design which enhances the community fee.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Modern composite front door with security spyhole and obscured glass panels. Stairs lead to the first floor accommodation with purpose built stairlift.

LIVING ROOM

14'1 x 12'7 (4.29m x 3.84m)  
A well-proportioned living room offering flexibility of layout and with bay window to the front elevation. The focal point of the room is a carved fireplace housing an electric fire with tiled hearth and back.

KITCHEN

11'3 x 7'8 (3.43m x 2.34m)  
Dual aspect giving a light and airy feel and with a range of fitted base and wall units with contrasting laminate worksurfaces and ceramic tiled splashbacks. Gas hob and electric oven, composite 1 1/2 bowl sink and drainer, space for washing machine and fridge freezer, wall mounted gas boiler.

BEDROOM 1

11'1 x 10' (3.38m x 3.05m)  
A range of fitted wardrobes and window to the southerly aspect.

BEDROOM 2

11'1 x 6'5 (3.38m x 1.96m)  
Window to the southerly aspect, fitted wardrobes and laminate flooring.

SHOWER ROOM

6'4 x 5'6 (1.93m x 1.68m)  
Modern three piece suite comprising vanity unit with semi-recessed wash basin, back to the unit WC and walk-in double shower enclosure with glass screen and pull-down shower seat. Partially tiled walls and window to the rear elevation.

OUTSIDE

The property is surrounded by attractive and well-kept communal gardens with communal parking within a courtyard setting adjacent to the front door.

AGENT NOTES

99 year lease ending in March 2087. Service charge and ground rent combined £210.00 pcm including building insurance, general building and communal grounds maintenance, on-site warden and emergency alarm connected direct to the apartment, a pendant and smoke alarms. This will all be confirmed by the vendors solicitor.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.  
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.  
Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

FIRST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metreapp 02/05