



QUICK & CLARKE
The Property Specialists

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5 Kings Court King Street, Cottingham HU16 5RW
£95,000

- First floor apartment
- No onward chain
- Gas central heating
- Good storage within
- Fitted wardrobes in bedroom
- Council Tax Band: B
- EPC Rating: C

Well maintained first floor one bedroom apartment ideal for investors and first time buyers, located to enjoy the village centre yet set in a superb courtyard with private residents' car parking. This apartment is also being brought to the market with no onward chain!

Offered to the market at £95,000 the property enjoys entrance hall, living room, inner hallway, kitchen, bathroom and a large bedroom. Outside there are well kept communal gardens.

LOCATION

Kings Court is located off King Street in Cottingham. A private vehicle entrance to the car park for residents parking only. Walking distance to the village centre. Cottingham is a really diverse East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62. Cottingham has four primary schools and a highly regarded secondary school.

THE ACCOMODATION COMPRISES

ENTRANCE HALL

6'0" x 3'7" (1.849 x 1.1)
Window to side elevation. Carpet flooring and a large storage cupboard.

LIVING ROOM

10'8" x 16'0" (3.273 x 4.9)
Three windows to side elevation. Carpet flooring and two radiators.

INNER HALLWAY

2'10" x 8'11" (0.876 x 2.725)
Window to side elevation. One storage cupboard and one cupboard housing the boiler. Carpet flooring and radiator.

KITCHEN

6'7" x 13'7" (2.027m x 4.154)
Window to side elevation. Vinyl flooring, wall and base units. Stainless steel sink, electric oven and gas hob with extractor over, integrated fridge. Space for washing machine or dishwasher. Radiator.

BATHROOM

5'7" x 7'1" (1.702 x 2.184)
Window to side elevation. Vinyl flooring. Tiled walls. Low level w.c., pedestal sink, panelled bath with shower over and heated towel rail.

BEDROOM

12'3" x 13'0" (3.754 x 3.963)
Two windows to rear elevation. Carpet flooring, built-in wardrobes and radiator.

EXTERNAL

There is a communal garden which is maintained under the maintenance agreement, and residents' car parking facilities.

MANAGEMENT COMPANY

There is a management company which is run by the residents. Each owner has a stake in the freehold, therefore no ground rent is payable. The management fee is £465 and is payable annually in March (this has already been paid for 2026). This includes buildings insurance and communal areas.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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



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 floorplan 0200.