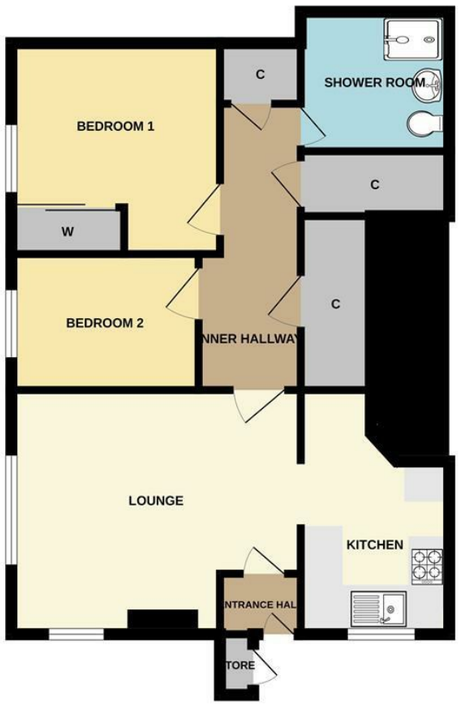
GROUND FLOOR



Whilst 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.
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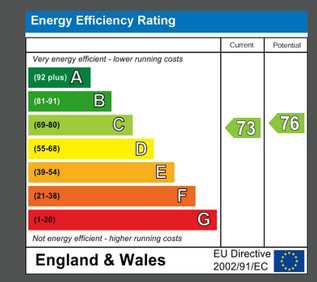

35 Applegarth Mews, Crescent Street, Cottingham, East Yorkshire, HU16 5SS

£125,000

- Over 55's development
- GROUND floor apartment
- Two bedrooms
- Modern kitchen
- Viewing a must!
- Close to village centre
- No chain
- Lounge with dual aspect
- Shower room
- EPC: C Council Tax: C

Enjoying a prime location within ease of reach of the village centre, this well presented GROUND floor apartment is presented to the market with no onward chain. This over 55's development provides modern retirement living at its very best. The development is managed through Anchor Housing with a part time on situ manager.

Offered to the market with no onward chain. Enjoying a prime central cul de sac position with the communal gardens to the side and with uPVC double glazing and heating the property enjoys entrance porch, lounge with dual aspect and fireplace, inner hallway with storage, modern fitted kitchen, two double bedrooms (one of which is fitted) and a modern shower room. There is on site parking for residents on a first come first served basis and well maintained communal lawned gardens which encase the properties.

Simply ready to key turn and move within, an early viewing is an absolute must.

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 feel.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH
A white composite door with glazed inserts leads into entrance hallway. Directly outside the front door is a useful store.

ENTRANCE HALL
With door leading into the lounge.

LOUNGE
14'1" maximum x 12'0" maximum
Enjoying a dual aspect with uPVC double glazed window to both the front and side elevations. Hearth with electric fire and tv aerial point. A door leads into the kitchen.

KITCHEN
12'4" maximum x 7'5" maximum
uPVC double glazed window to the front elevation. A host of fitted white gloss soft close base and wall units with work surfaces and tiled splashbacks. Space and provision for gas cooking. Wall mounted gas central heating boiler. Space and plumbing for washing machine. Space for fridge freezer and stainless steel sink unit with drainer and mixer tap.

INNER HALLWAY
With three useful storage cupboards.

BEDROOM 1
10'4" maximum x 10'3"
Enjoys uPVC double glazed window to the side elevation. Double fitted mirrored and sliding wardrobe provides hanging and storage facilities.

BEDROOM 2
9'3" x 6'9"
With uPVC double glazed window to the side elevation.

SHOWER ROOM
7'5" x 6'8"
Enjoying pedestal wash hand basin, low level w.c. and half enclosed shower with thermostat shower within and extractor. Tiled splashbacks to wet area.

OUTSIDE
The property enjoys communal gardens which are maintained under the maintenance agreement with various seating areas dotted around the development.

There is also parking for residents which is on a first come, first served basis.

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
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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