Quick & Clarke
PROPERTY SPECIALISTS

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk

8 Applegarth Mews, Cottingham HU16 5SS

£130,000

Beverley | Cottingham | Hornsea | Willerby

- Over 55's development
- Walking distance of the village centre
- GROUND floor modern apartment
- Lounge with dual aspect
- Kitchen with built in and integrated appliances
- Modern shower room
- Two DOUBLE fitted bedrooms
- Inner hallway with two useful storage cupboards
- Ready to key turn and move in to
- 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 site manager.

With uPVC double glazing and heating the property enjoys entrance porch, lounge with dual aspect and fireplace, inner hallway with storage, modern fitted kitchen with built in and integrated appliances, two DOUBLE fitted bedrooms 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

ALL GROUND FLOOR

ENTRANCE PORCH
Double glazed door leads into entrance porch with door leading into the lounge.

LOUNGE
14'8" x 11'1" decreasing to 7'6" (4.47m x 3.38m decreasing to 2.29m)
With uPVC double glazed window to both the front and side elevations, modern fireplace with electric fire and TV aerial point.

INNER HALLWAY
Two useful storage cupboards.

KITCHEN
9'7" x 6'2" (2.92m x 1.88m)
uPVC double glazed window to the front elevation. Fitted base and wall units in a light maple with contrasting work surfaces and co-ordinated tiled splashbacks. Stainless steel single electric raised oven with ceramic hob and extractor. Integrated fridge and integrated freezer. Space and plumbing for washing machine. Wall mounted gas central heating boiler.

BEDROOM 1
11'1" to wardrobes x 11'1" (3.38m to wardrobes x 3.38m)
uPVC double glazed window to both the rear and side elevations. Full wall of fitted wardrobes which provide hanging and storage facilities with overhead units and central drawers.

BEDROOM 2
9'0" to wardrobe x 6'9" (2.74m to wardrobe x 2.06m)
uPVC double glazed window to the rear elevation. Full wall of fitted wardrobes providing hanging and storage facilities.

SHOWER ROOM
Modern three piece suite in white enjoying independent shower cubicle, pedestal wash hand basin and low level w.c. Tiled splashbacks to wet area with feature mosaic border tiling. Thermostat shower, extractor and towel radiator.

OUTSIDE
The communal gardens encase the property with a small seating area directly in front of the lounge window. There is also a useful outside store.

The communal gardens are managed by the Management Company but residents can take advantage and enjoy sitting out.

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).

AGENT'S NOTE
99 year lease ending in March 2087. Service charge and ground rent combined £222.08 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 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

GROUND FLOOR

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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.