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QUICK & CLARKE
The Property Specialists

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1 Applegarth Mews, Crescent Street, Cottingham HU16

Offers in the region of £130,000

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- Over 55's development
- No onward chain
- Beautiful ground floor apartment
- Close to the village centre
- Two Bedrooms
- Modern Kitchen and shower room
- Lounge with dual aspect
- Communal parking and gardens
- Viewing an absolute must
- EPC Rating D : Council Tax Band 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.

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.

AGENT'S NOTES
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.

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
A uPVC door with glazed inserts leads into the entrance hallway.

ENTRANCE HALL
Having a small entrance lobby with door into lounge, good sized walk-in storage cupboard.

LOUNGE
14'8 x 11'3 decreasing to 7'7 (4.47m x 3.43m decreasing to 2.31m)
Having uPVC duble glazed window to both the front and side elevation. Modern fire surround with back and hearth and incorporating electric flame effect fire. TV aerial point.

KITCHEN
9'8 x 6'2 (2.95m x 1.88m)
uPVC double glazed window to the front elevation. Fitted base and wall units in ivory shaker design with wood work surfaces and attractive tiled splashbacks. Ceramic hob with extractor, wall mounted gas central heating boiler. Space for fridge freezer and washing machine and sink unit with drainer and mixer tap.

BEDROOM 1
12'11 dec 10'11 to wardrobes x 11'1 max (3.94m dec 3.33m to wardrobes x 3.38m max)
uPVC double glazed window to both the side and rear elevations. Two sets of fitted wardrobes providing hanging and storage facilities with matching drawers.

BEDROOM 2
10'4 x 6'9 (3.15m x 2.06m)
uPVC double glazed window to rear elevation.

SHOWER ROOM
6'8 x 6'7 (2.03m x 2.01m)
A modern three piece suite in white enjoying a good sized walk-in shower cubicle with grab rail, electric shower and Aqua boarding. Attractive vanity unit housing the wash hand basin with central mixer tap and low level WC with Aqua boarding to splashbacks, towel radiator and extractor.

OUTSIDE
Directly by the front door is a small lockable garden store.

The communal gardens encase the property and are maintained under the maintenance agreement. The front of the property is paved for ease of maintenance with borders around. There is communal parking for residents within the complex 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.

CHARGES
99 Year lease from April 1989 - 63 years remaining
Monthly charges £222.08. This is for the maintenance which includes buildings insurance and all communal areas. This property is an over 55's complex.

TENURE
We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor).
Managed by Anchor Housing.
99 Year lease from April 1989 - 63 years remaining

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

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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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.