



Apartment 20, Block 2, School Court
Cottingham Street, Goole, DN14 5SJ

Asking Price Of £67,500

Property Features

- Third Floor Apartment in Popular Modern Complex
- Lounge with Juliet Balcony & Fitted Kitchen
- Double Bedroom & Bathroom
- Electric Heating, uPVC DG & Off Street Parking
- An Ideal Investment Opportunity



Full Description

SITUATION

The property is best approached from the centre of Goole by taking the A161 Bridge Street towards Swinefleet. After passing over the third bridge turn right into Cottingham Street where the School Court Apartment Complex will be found on the left hand side.

THE PROPERTY

This consists of a Third Floor Apartment being located in the popular School Court Complex which is within easy walking distance of the Town centre and all local amenities. The Apartment is accessed from the communal staircase and the accommodation presently comprises:-



ACCOMMODATION

ENTRANCE HALL

Radiator and cupboard housing electrical central heating boiler.

LOUNGE 4.88m(16'0") x 3.66m(12'0")

French windows with Juliet balcony to front, radiator and opening into:-



KITCHEN 2.82m(9'3") x 1.91m(6'3")

Range of units comprising sink unit, base units with worktops, wall cupboards and drawer units. Built in oven, hob and extractor. Plumbing for automatic washing machine, radiator, spotlights, ceramic tiled floor and part ceramic tiled walls.

BEDROOM 3.66m(12'0") x 3.12m(10'3")

Radiator.



BATHROOM

White suite comprising panelled in bath, pedestal wash basin and low flush w.c. Shower over bath with side screen. Radiator, downlighters, ceramic tiled floor and part ceramic tiled walls.

TO THE OUTSIDE

There is OFF STREET PARKING in the communal parking area.

SERVICES

It is understood that mains drainage, mains water and, electricity are laid to the property. There is electrical central heating to radiators and windows are double glazed with uPVC framed sealed units.

COUNCIL TAX

It is understood that the property is in Council Tax Band A, which is payable to the East Riding of Yorkshire Council.

TENURE & CHARGES

The Tenure of the property is Leasehold and is currently held on a 150 year Lease which commenced on 1st January 2006. The Ground Rent payable is £469.68 per annum, and the Management Service Charge for the period December 2020 to December 2021 is £804.06.

INVESTMENT OPPORTUNITY

It should be noted that the property is being offered For Sale with a Tenant in situ, and therefore is an ideal Buy to Let Investment Opportunity as Apartment 20, Block 2, School Court is currently Let on a Assured Shorthold Period tenancy Agreement at a Rent of £395 per calendar month.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.



PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graphs is shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.