



Apartment 10, Block 2, School Court  
Cottingham Street, Old Goole, DN14 5SJ

**Asking Price Of £54,950**

# Property Features

- Good Sized First Floor Apartment in modern complex
- 16' Lounge Diner & Kitchen
- Bedroom & Bathroom
- Electric Heating, UPVC DG & Allocated Parking Space
- Investment Opportunity as For Sale with Tenant In Situ



## Full Description

### SITUATION

The property is best approached from the centre of Goole by taking the A161 Bridge Street out of Town 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 with Apartment 10, Block 2 being situated in the rear block.

### THE PROPERTY

This consists of a good sized First Floor Apartment being situated in the popular School Court Complex which is within easy walking distance to the centre of the Inland Port Town of Goole and all local amenities. The Apartment is accessed from the communal staircase and the accommodation presently comprises:-



### ACCOMMODATION

#### ENTRANCE HALL

Radiator and cupboard housing electric central heating boiler.



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

French doors to front with Juliet Balcony, radiator and opening into:

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

Range of units comprising sink unit, base units with worktops, drawer unit and wall cupboards. Built in oven and hob with extractor over. Plumbing for auto washer. Radiator, part ceramic tiled walls and ceramic tiled floor.



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

Radiator.

## BATHROOM

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower overbath with side screen. Radiator, part ceramic tiled walls and ceramic tiled floor.

## TO THE OUTSIDE

Allocated off street PARKING SPACE in the parking area to the front of Block 2.

There are communal predominately lawned Gardens surrounding the Apartments, together with a communal Bin Store.

## SERVICES

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

## COUNCIL TAX BAND

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

## TENTURE & CHARGES

The Tenure of the property is Leasehold and is currently held on a 150 Year Lease which commenced on the 1st January 2006. The current Ground Rent payable is £100 per Annum and the Management Service Charge for the period December 2021 to December 2022 is £792.45.

## INVESTMENT OPPORTUNITY

It should be noted that the property is being offered For Sale with the existing Tenant in situ and therefore is an ideal Buy To Let Investment Opportunity as Apartment 10, Block 2, School Court is currently Let on an Assured Shorthold 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 PROCEDURE

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.

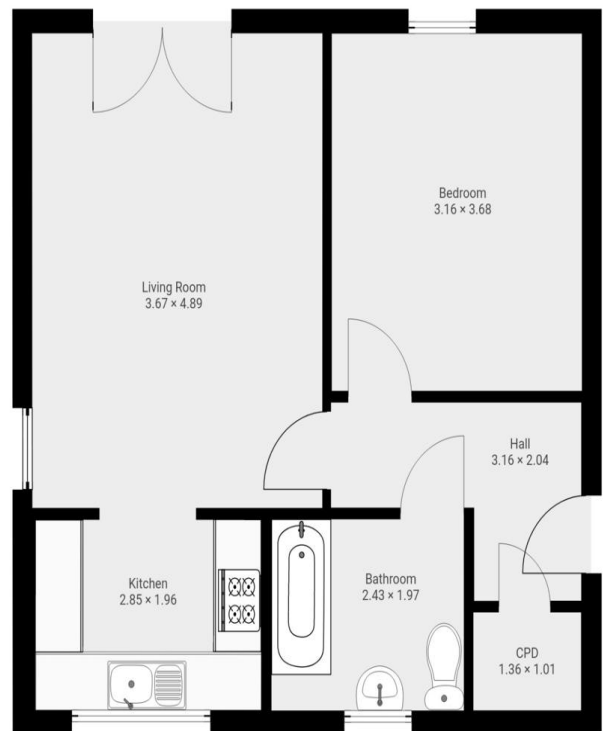
## ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO<sub>2</sub>) Impact Rating Graphs are shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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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.