



6 St Marys Mount

Cottingham

HU16 4LQ

Guide Price **£55,000**

NO CHAIN INVOLVED! We offer onto the market this first floor, studio solo Apartment located in the highly regarded village of Cottingham. The complex stands in attractive grounds together with private resident's car parking facility and on the doorstep to the railway station. The accommodation, which benefits from uPVC double glazing, comprises Entrance Lobby, Lounge and Bedroom area, Kitchen and Bathroom/WC. This is an excellent opportunity for the investor or first-time buyer, viewing recommended!



Property Features

- Studio Apartment
- First Floor
- uPVC Double Glazing
- Sought After Location
- Delightful Communal Grounds
- Private Residents Car Parking Facilities
- On Doorstep To The Railway Station
- No Chain Involved

Full Description

LOCATION

Cottingham is a highly regarded Village boasting excellent amenities including wide range of shops, supermarkets, bars, bistros, restaurants and the Railway Station therefore is an ideal area walking into the centre of Cottingham itself.

THE ACCOMMODATION COMPRISES

ENTRANCE LOBBY

With an entry door and cornice to the ceiling.

LOUNGE/BEDROOM

20' 5" x 11' 2" (6.22m x 3.4m)

Measurements narrowing to 7'11". With uPVC double glazed window, cornice to the ceiling, good sized built-in cupboard and fitted wardrobes.

KITCHEN

8' 4" x 4' 7" (2.54m x 1.4m)

With stainless steel sink, uPVC double glazed window, base and wall-mounted units and worktop surface areas.

BATHROOM

4' 5" x 7' 7" (1.35m x 2.31m)

With bath, pedestal wash hand basin, low level WC, tiled areas, extractor and built-in cupboard housing tank.

OUTSIDE

The complex stands in delightful grounds together with private residents carp parking facility.

TENURE

We believe the tenure of this property to be Leasehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.



Full Description

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

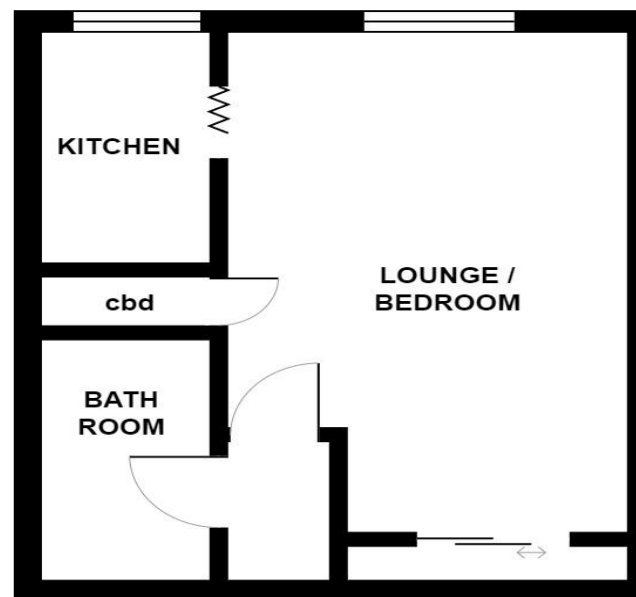
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.



All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

79 Newland Avenue
Hull
East Yorkshire
HU5 2AL

www.neilkayes.co.uk
info@neilkayes.co.uk
01482 472900

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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