



**Springs Court, Field Close, Cottingham HU16 5GX**

**Welcome to**

**Springs Court, Field Close, Cottingham**

Fantastic 2 Bedroom, Ground Floor Apartment in Over 70's Complex In Cottingham with - Private Entrance Hall, Lounge/Diner, Fitted Kitchen, 2 Bedrooms (Master With Walk In Wardrobe), Wet Room Style Shower Room, Communal Gardens & Allocated & Visitor Parking. Book your viewing today!



## **Entrance Hall**

With 2 storage cupboards.

## **Cloakroom**

With low level wc and vanity wash hand basin.

## **Lounge/Diner**

With wall heater and double glazed door to the Patio Area.

## **Kitchen**

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, integrated fridge freezer and double glazed window to the side.

## **Bedroom 1**

With double glazed window to the rear and wall heater.

## **Walk In Wardrobe**

## **Bedroom 2**

With double glazed window to the rear and wall heater.

## **Wet Room Shower Room**

With mains shower, low level wc, vanity wash hand basin, extractor fan and chrome effect towel style radiator.

## **Outside**

With communal gardens, allocated parking space and visitor parking.



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## Welcome to

### Springs Court, Field Close, Cottingham

- Fabulous, 2 Bedroom, Ground Floor Over 70's Apartment In Cottingham
- Built By McCarthy and Stone in 2021
- Stunningly Presented Throughout
- Wet Room Style Shower Room & Cloakroom
- Communal Gardens & Allocated & Visitor Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 14127.51

Ground Rent: 510.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY111623 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



william h brown



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