



QUICK&CLARKE
The Property Specialists

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Flat 9 Shardeloes Court, Cottingham HU16 4EB
£94,999

- First floor apartment
- Over 60s complex
- Beautifully presented
- Spacious lounge/dining room
- Kitchen with built in appliances
- Fitted bedroom
- Modern bath/shower room
- Attractive communal areas
- Resident's parking
- EPC Rating: B

PROPERTY

Located in this highly regarded and ever popular over 60's complex, we are delighted to present to the market this well presented one bedroom apartment. Located on the first floor and enjoying views over the communal areas, the well appointed accommodation enjoys uPVC double glazing and electric heating. On entering the property there is a spacious entrance hallway with a storage cupboard, lounge/dining room with dual aspect and a feature fireplace, modern fitted kitchen with built in and integrated appliances, fitted bedroom, modern bathroom and spacious storage cupboard. The apartment also enjoys all the superb amenities that the complex has to offer. With residents' lounge, guest apartment which is available by separate request, a part time House Manager, laundry room, resident's car park and beautifully tended resident's gardens. Located within ease of reach of the village centre, this is a beautiful retirement apartment which is awaiting its new owners!

LOCATION

Shardeloes Court is located on the corner of Newgate Street and Kingtree Avenue. A beautiful complex built by McCarthy & Stone to exacting specifications and within ease of reach of the village centre of Cottingham. Cottingham wears the proud title of Europe's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers.

THE ACCOMMODATION COMPRISES
ENTRANCE

Located at the head of the first floor corridor which is accessed via a lift and also an additional stairwell, a door leads into the apartment having a spacious storage cupboard.

LOUNGE/DINING ROOM
17' 9" x 10' 11" (5.41m x 3.33m) Increasing to 13'0" - Having uPVC double glazed windows to the front and side elevations, fitted double glazed doors lead into the:

KITCHEN
7' 5" x 7' 0" (2.26m x 2.13m) - With uPVC double glazed window overlooking the communal areas. An extensive range of maple fronted base and wall cupboards with work surfaces and tiled splashbacks, sink unit with drainer and mixer, electric hob with electric oven, integrated fridge freezer and space and plumbing for a washing machine.

BEDROOM
13' 6" maximum x 7' 11" (4.11m x 2.41m) - With uPVC double glazed window overlooking the communal areas, mirrored fitted wardrobes providing hanging and storage facilities.

BATH/SHOWER ROOM
7' 0" x 5' 6" (2.13m x 1.68m) - With a modern shower/bath pod with a door to provide ease of access, low level WC and pedestal wash hand basin, tiled to wet areas, attractive linen cupboard and extractor.

OUTSIDE
The apartment is located on the first floor with lift facilities and stairwell to the ground and upper floors. The complex itself has a residents' lounge with residents' kitchen and various organised facilities for residents. There is also a House Manager - opening times are clearly displayed at the office. There is also a visitors' apartment which can be pre-booked at a reduced rate to house overnight guests. The development itself also has a laundry and refuse room which can be used by the residents. The laundry room can be booked and allocated machines are given to residents at pre-booked time. The communal gardens are looked after by the management company and are beautifully presented. Enjoying being landscaped with lawned and planted areas, there is also a communal residents' car park.

AGENTS NOTE
We are advised that there is a service charge payable of £155.17 per calendar month which includes building insurance, water rates, window cleaning and the maintenance of communal areas/gardens.

SERVICES
All mains services except gas are available or connected to the

property.

CENTRAL HEATING
The property benefits from an electric heating system.

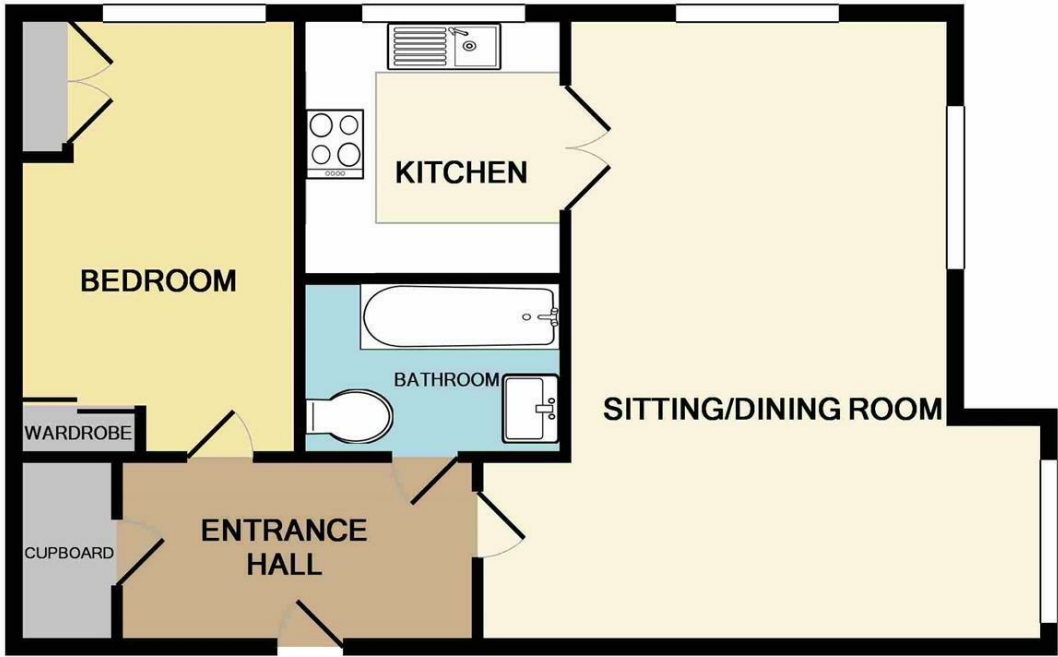
DOUBLE GLAZING
The property has uPVC double glazing.

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

VIEWING
Contact the agents Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES
Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Cottingham office on 01482 844444. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING
For full details of the EPC rating of this property please contact our office.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.