





The Property Specialists

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14 St. Marys Mount, Cottingham HU16 4LQ
£57,000

- Well maintained studio apartment
- Ideal for the amenities and the railway station
- Modern kitchen and bathroom
- Surrounded by attractive communal gardens
- Private parking
- Superb starter / investment / retirement home
- EPC: D

THE PROPERTY

A well proportioned and attractive studio apartment allowing flexibility of living space. Surrounded by mature and well maintained communal gardens and with private parking, this ground floor apartment is in a superb established position adjacent to the railway station in Cottingham. Offered with no forward chain and benefiting from a modern kitchen and bathroom, the property has been well looked after by the owners.

LOCATION

The property is located in the purpose built apartment block forming St. Marys Manor which lies adjacent to the railway station in Cottingham. This established and leafy position allows ease of access both to the railway station and the amenities of Cottingham.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

uPVC glass panelled front door, storage cupboard housing the hot water tank and electric storage heater.

OPEN PLAN STUDIO LIVING ROOM

15'11" x 13'8" reducing to 10'4" (4.85m x 4.17m reducing to 3.15m)

A well proportioned room offering flexibility of use. The focal point of the room is a dark wood fireplace housing electric fire with marble hearth and back. A wide picture window encompasses one whole wall, there is a double storage cupboard and a hatch from the kitchen.

KITCHEN

7'10" x 6'9" (2.39m x 2.06m)

Offering a generous range of wall and base storage units with maple style fronts, contrasting granite style worksurfaces and ceramic tiled splashbacks. Four ring stainless steel electric hob with extractor over, integrated oven, stainless steel sink and drainer, space and plumbing for washing machine and tall fridge freezer. Window overlooking the communal gardens and hatch through into the studio living room.

BATHROOM

7'4" x 4'4" (2.24m x 1.32m)

Three piece sanitary suite in white comprising low level WC, pedestal hand wash basin and panelled bath. Ceramic tiled splashbacks, porcelain tiled floor and window.

OUTSIDE

The property is accessed from a courtyard area to the rear of St. Marys Mount which overlooks a leafy area of the communal gardens. The communal gardens continue around the whole of the outside of this purpose built apartment block and are well tended. The studio living room overlooks the car park which provides ample parking for all of the residents in this relatively private and tucked away location. In addition the apartment has the benefit of a shed which is situated in a block of sheds, accessed through a wrought iron gate with combination lock which is positioned behind the garages.

SERVICES

Electricity and mains drainage are available or connected to the property.

CENTRAL HEATING

The property benefits from electric storage heaters.

DOUBLE GLAZING

The property benefits from 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 agent's 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.

GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metagap ©2020