



3 Applegarth Mews, Crescent Street, Cottingham, East

- Well presented first floor apartment
- Two bedrooms
- GCH and uPVC DG
- NO CHAIN INVOLVED
- Close to local amenities
- Over 55's development
- Lounge and fitted kitchen
- Fantastic location
- Attractive communal gardens
- MUST BE VIEWED

Price £104,950



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3 Applegarth Mews, Crescent Street, Cottingham, East Yorkshire,

VERY WELL PRESENTED++ FIRST FLOOR APARTMENT++OVER 55'S++NO CHAIN INVOLVED.

Located in the heart of Cottingham with a supermarket "just around the corner" together with local amenities and facilities it could not be situated better. This apartment has gas central heating and uPVC double glazing and accommodation comprising of an entrance lobby, lounge, fitted kitchen, two bedrooms and a bathroom. Communal gardens surround the property and spaces for residents and visitors to park. CASH BUYERS ONLY. VIEW NOW TO AVOID DISAPPOINTMENT.

Location

Applegarth Mews is located on Crescent Street, off George Street, Cottingham which runs between Northgate and Hallgate.

Applegarth Mews

Applegarth Mews offers 38 two bedroom properties located near to the centre of Cottingham. It is in walking distance of a variety of shops and amenities, with a supermarket being located just around the corner of the property. The local manager oversees all maintenance and repairs to the externals of buildings and grounds and assists with access to any further help and support. All properties offer a 24-hour alarm call service via a Tunstall alarm pull cord in all rooms and a wearable pendant.

Ground Floor

Entrance

A composite door leads into the entrance lobby.

Entrance Lobby

Fitted storage cupboard. Intercom system to the front door. Stair case leading up to the apartment on the first floor.

First Floor Landing

Airing cupboard. Access to a very useful boarded loft with a pull down ladder and having lighting. Tunstall main alarm system. Storage cupboard. Single radiator. Internal doors leading into the kitchen, bathroom, lounge and two bedrooms.

Lounge

14'7 x 10'6 (4.45m x 3.20m)

With a uPVC double glazed square bay window to the front aspect. White Adams style feature fireplace with marble back plate and hearth and housing a flame effect electric fire. TV aerial and telephone point. Coving to the ceiling. Single radiator. Emergency pull cord.

Kitchen

11'1 x 7'1 (3.38m x 2.16m)

There are uPVC double glazed windows to the front and side aspects. Fitted with a range of base, wall and drawer units with contrasting work surfaces. Tiled splash backs. Provision for a gas cooker. Wall mounted gas boiler. One and quarter stainless steel sink unit with mixer tap. Plumbing for an automatic washing machine and space for a fridge freezer. Single radiator. Emergency pull cord.

Bedroom One

13'1 x 10'4 (3.99m x 3.15m)

A uPVC double glazed window to the rear aspect. Fitted with wardrobes, dressing table and drawer units, overhead storage facilities and bedside cabinets. Single radiator. Emergency pull cord.

Bedroom Two

11'0 x 6'10 (3.35m x 2.08m)

A uPVC double glazed window to the rear aspect. Single radiator. Emergency pull cord.



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Bathroom

7'8 x 6'8 (2.34m x 2.03m)

Comprising of a three piece suite including a panel bath with electric shower over and mixer tap, pedestal wash hand basin with mixer tap and a low level flush WC. Single radiator. Emergency pull cord. Shaving point. Extractor. Tiled splash back areas.

External

There are lovely communal gardens which surround the property which are managed under the maintenance agreement. There is also spaces for residents and visitors to park.

Services

The mains services of water, gas, electric and drainage are connected. The property has the benefit of gas central heating via a gas boiler and a cylinder tank for the hot water.

Tenure/Lease details

The tenure of the property is LEASEHOLD. The term of the lease is 99 years from 2nd June, 1989. We have been advised that there is a service charge of approximately £145 per month but no ground rent. Full clarification must be sought by legal advisors prior to legal completion.

Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band C for Council Tax purposes, Local Authority Reference Number: COH007003000. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

The current energy rating on the property is C(75). With effect from the 20th September 2020 the Environmental Impact Rating Graph is no longer valid.

Viewings

Strictly by appointment with the Sole Agents on (01482) 375212.

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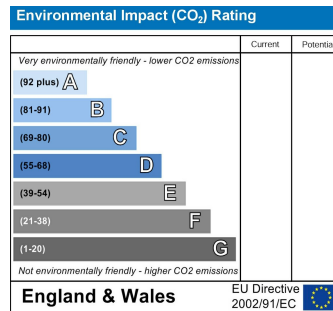
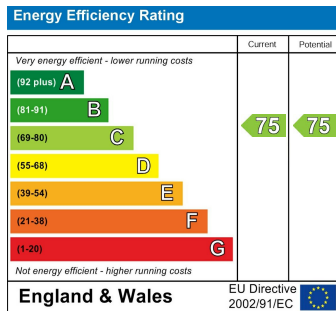
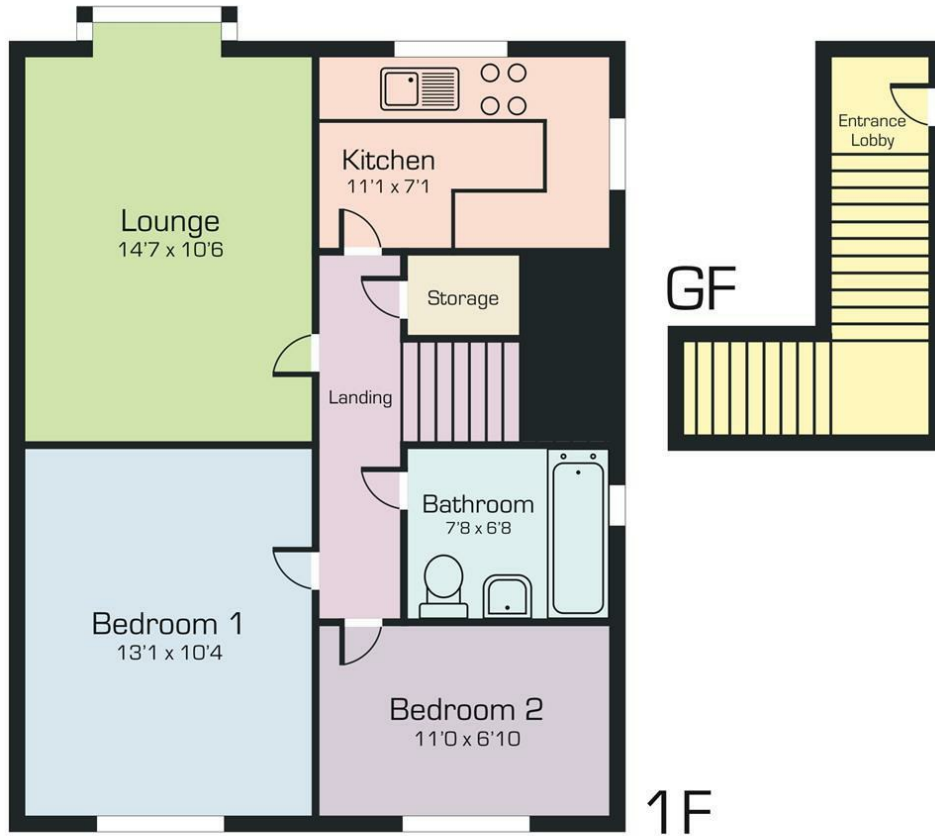


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