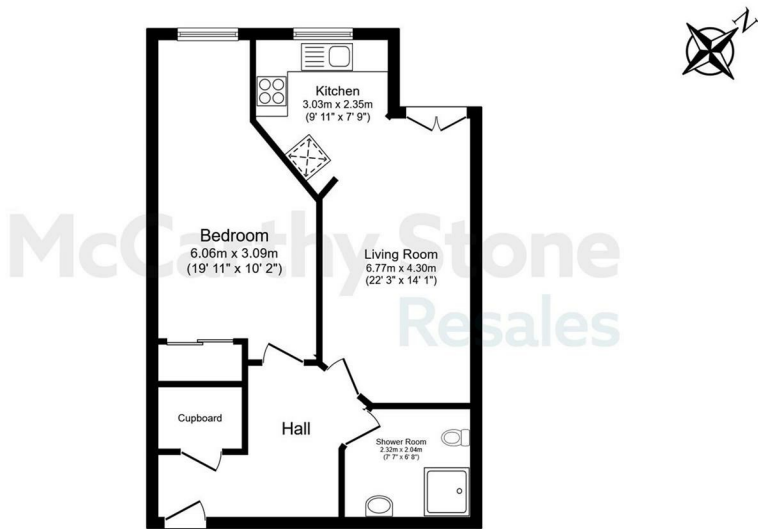




Total floor area 50.5 sq.m. (543 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Registered in England and Wales No. 10716544



37 Springs Court

Field Close, Cottingham, HU16 5GX

1 1 **Council Tax Band: C**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 37 Springs Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

0345 556 4104
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Why you'll love living here:

- Pet friendly. Lift to all Floors.
- Communal residents lounge and bistro
- CQC Registered Estate Manager
- Camera entry system
- Guest suite for friends and family
- 1 bedroom apartment
- Close to Cottingham centre
- 24 hour staffing and careline
- Part exchange available
- Call McCarthy and Stone Resale to arrange an appointment 0345 556 4104

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

37 Springs Court, Cottingham

 1 |  1 | Asking price £150,000

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Springs Court

Springs Court is a Retirement Living PLUS development just 0.3 miles from Cottingham centre, with shops, cafés, pubs, medical facilities and transport links close by.

The spacious, thoughtfully designed apartments are complemented by landscaped gardens, a welcoming homeowners' lounge, an on-site bistro and a guest suite. Residents also benefit from an Estates Manager, 24-hour staffing, an emergency call system and one hour of domestic assistance each week, with additional flexible support available if required.

The service charge covers external maintenance, gardening, window cleaning, buildings insurance, water rates, security systems and energy costs for the communal areas, helping provide a low-maintenance and secure lifestyle.

Local area

Just three miles from Hull, Cottingham is a historic village with medieval remains, period architecture and links to poet Philip Larkin, who is buried in the village cemetery.

Nearby attractions include Skidby Windmill and the Museum of East Riding Rural Life, while Cottingham Parks Golf and Leisure

Club offers golf, swimming, beauty treatments and dining.

The iconic Humber Bridge is just over 10 miles away, with scenic walks and impressive views from Humber Bridge Country Park.

Entrance Hall

The front door, fitted with a spyhole, opens into a spacious entrance hall with an intercom door-entry system, 24-hour Tunstall emergency response, illuminated light switches and a smoke detector. Doors lead to a walk-in utility cupboard, lounge, bedroom and shower room.

Living room

A bright and spacious living room with one window and a Juliet balcony overlooking the communal gardens. Features include TV, telephone and Sky connection points, fitted carpet and raised power sockets. A partially glazed door leads to the separate kitchen.

Kitchen

A modern fitted kitchen with high-gloss wall and base units, wood-effect worktops and a sink beneath the window. Integrated appliances include a low-level oven, ceramic hob with extractor hood and fridge/freezer. Finished with tiled flooring, adjustable spotlights and under-cabinet lighting.

Bedroom

A spacious double bedroom with, TV and telephone points, raised power sockets and a wall-mounted electric heater. A large built-in wardrobe provides fitted shelving and hanging space.

Shower room

Partially tiled walls and tiled flooring, fitted with a WC, wash hand basin and mirror above, walk-in shower with adjustable shower head and hand rail. Electric heated towel rail.

Car Parking Space

There is a car parking space included in the sale of the property.

Service Charge (RLP)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system

- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge: £10,588.76 for the financial year ending 28/02/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold Information

Lease: 999 years from 1st Jan 2021

Ground rent: £435 per annum

Ground rent review: 1st Jan 2036

Managed by: McCarthy and Stone Management Services

It is a condition of purchase that all residents must meet the age requirements of 70 years.

Additional Information & Services

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

