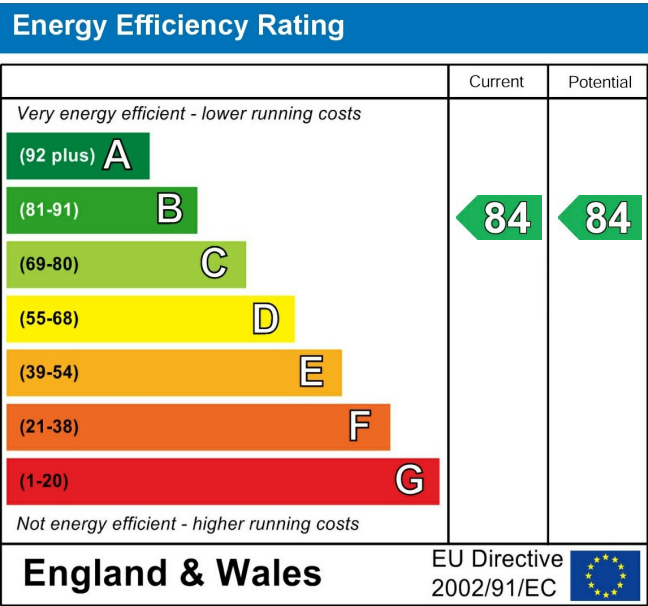
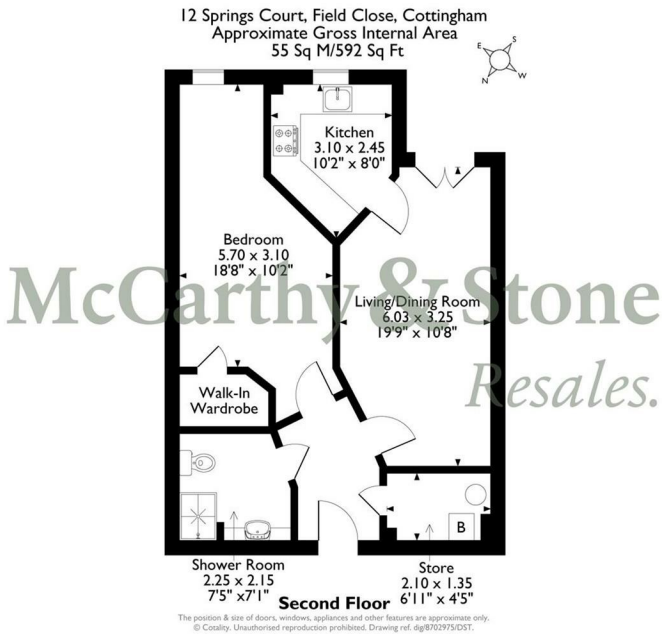




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



12 Springs Court

Field Close, Cottingham, HU16 5GX



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 12 Springs Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £145,000
Leasehold

0345 556 4104

resales@mccarthyandstone.co.uk

mccarthyandstoneresales.co.uk

Why you'll love living here:

- South east facing 1 bedroom apartment
- Chain free
- CQC Registered Estate Manager
- Camera entry system
- Guest suite for friends and family
- Communal residents lounge and bistro
- Close to cottingham centre
- 24 hour staffing and careline
- Lift to all Floors. Pets allowed.
- Call McCarthy and Stone Resale to arrange an appointment 0345 556 4104

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

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
Situated just 0.3 miles from the centre of Cottingham, Springs Court is a Retirement Living PLUS development offering excellent local amenities and convenient transport links.

The development features a welcoming homeowners' lounge, landscaped gardens, an on-site Bistro, Guest Suite and scooter storage. An Estates Manager and 24-hour staffing provide additional reassurance, alongside an emergency call system and secure camera entry.

Each apartment includes one hour of domestic assistance per week, with additional flexible support available if required. The service charge covers external maintenance, landscaping, window cleaning, buildings insurance, water rates and the upkeep of communal areas.

Local area
Cottingham is a historic East Yorkshire village just three miles from Hull, with attractive architecture, links to poet Philip Larkin and nearby attractions including Skidby Windmill and the Museum of East Riding Rural Life.

Cottingham Parks Golf and Leisure Club is less than three miles away, offering golf, swimming, fitness facilities and dining. The

Humber Bridge and Humber Bridge Country Park are also within easy reach, providing scenic walks and impressive views across the Humber.

Entrance Hall
A spacious entrance hall with a front door and spy hole, 24-hour Tunstall emergency response system, secure intercom entry, illuminated light switches and smoke detector. Doors lead to the lounge, bedroom, shower room and a useful walk-in utility/storage cupboard.

Living room
A bright and inviting living room with a Juliette balcony, TV and telephone points, Sky/Sky+ connection, ceiling lighting, 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 an inset sink beneath the window. Integrated appliances include a low-level oven, ceramic hob with extractor hood and fridge/freezer, together with a slimline dishwasher. Finished with tiled flooring, adjustable spotlights and under-unit lighting.

Bedroom
A spacious double bedroom with fitted carpet, ceiling lighting, TV and telephone points, raised power sockets and a wall-mounted electric heater. The room also benefits from a generous walk-in wardrobe with shelving and hanging rails, together with a fitted electric blind which will remain.

Shower room
A modern shower room with partially tiled walls and tiled flooring, comprising WC, wash hand basin with mirror above, and a walk-in shower with adjustable shower head and grab rail. Finished with an electric heated towel rail.

Service Charge (Breakdown)
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 Length: 999 years from 2021
Ground rent: £435 per annum
Ground rent review: 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

