



No. 1 Heath Royal Court, South Street
Cottingham

Asking Price £130,000

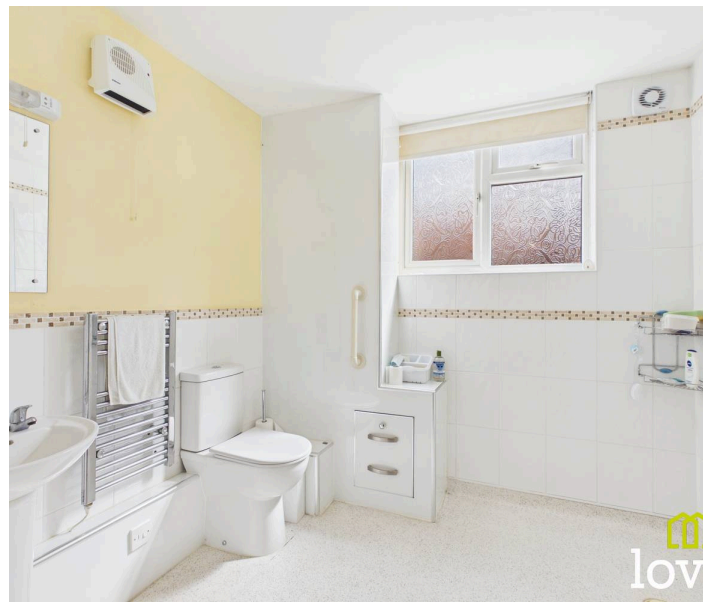


lovelle



1 Heath Royal Court South Street Cottingham

A beautifully presented two bed ground floor flat, perfectly positioned in a sought-after central location, offering convenience & lifestyle. Offered with no onward chain, an ideal choice for those looking for a swift & seamless move. You are greeted by a welcoming hallway that leads into a spacious & light-filled living area, where large windows frame delightful park views, creating a tranquil atmosphere & an ever-changing backdrop throughout the seasons. The generous proportions of the main living space provide ample room for both relaxation & entertaining, the layout is thoughtfully designed to maximise comfort & practicality. The modern kitchen is well-equipped with sleek cabinetry & integrated appliances & there is plenty of storage to keep the space clutter-free. Both bedrooms are well-sized, with the principal bedroom benefiting from a peaceful outlook & the second bedroom offering flexibility as a guest room, study, or dressing room. The bathroom is finished to a high standard, featuring contemporary fittings & fresh, neutral décor that promotes a sense of calm. One of the standout features of this property is the inclusion of a private garage, providing secure parking or valuable extra storage space (a rare find in such a central setting). The flat's ground floor position ensures easy access for all, while the central location places you within easy reach of local shops, cafes, and transport links, making every-day living effortless and enjoyable. With its bright and airy interiors, practical layout, and the added benefit of no onward chain, this charming flat promises a lifestyle of comfort and convenience in the heart of the community.





Hallway

3' 8" x 7' 11" (1.13m x 2.42m)

A generous hallway providing access to bedrooms, living room and bathroom.

Living Room

16' 8" x 13' 2" (5.07m x 4.02m)

A bright and airy living dining room with dual aspect windows. Access to the kitchen.

Kitchen

8' 11" x 9' 10" (2.72m x 2.99m)

A modern kitchen with a range of base and wall units. A selection of integrated appliances include oven, hob and extractor.

Bedroom

10' 4" x 10' 11" (3.14m x 3.34m)

A generous double bedroom with a range of fitted wardrobes.

Bedroom

10' 10" x 10' 5" (3.31m x 3.17m)

A generous second bedroom that could be used as a guest room, office or hobby room.

Bathroom

8' 8" x 7' 10" (2.63m x 2.38m)

A spacious bathroom with accessible shower, low flush toilet and hand basin.

Garage

Single Garage

Property has a single garage within a block of garages.

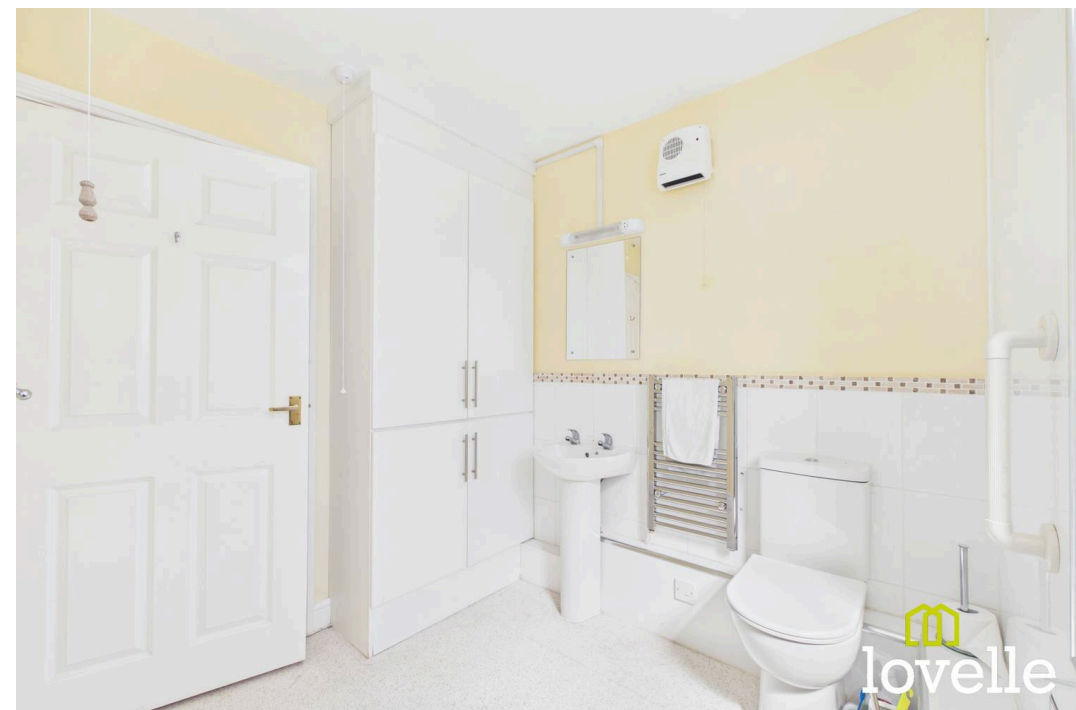
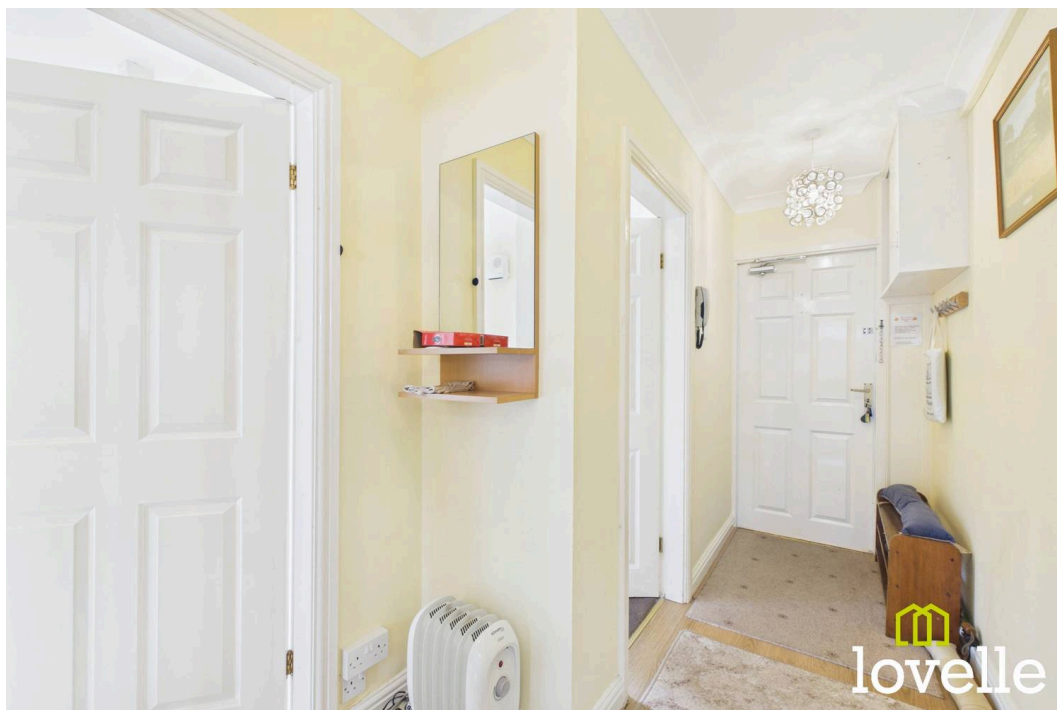
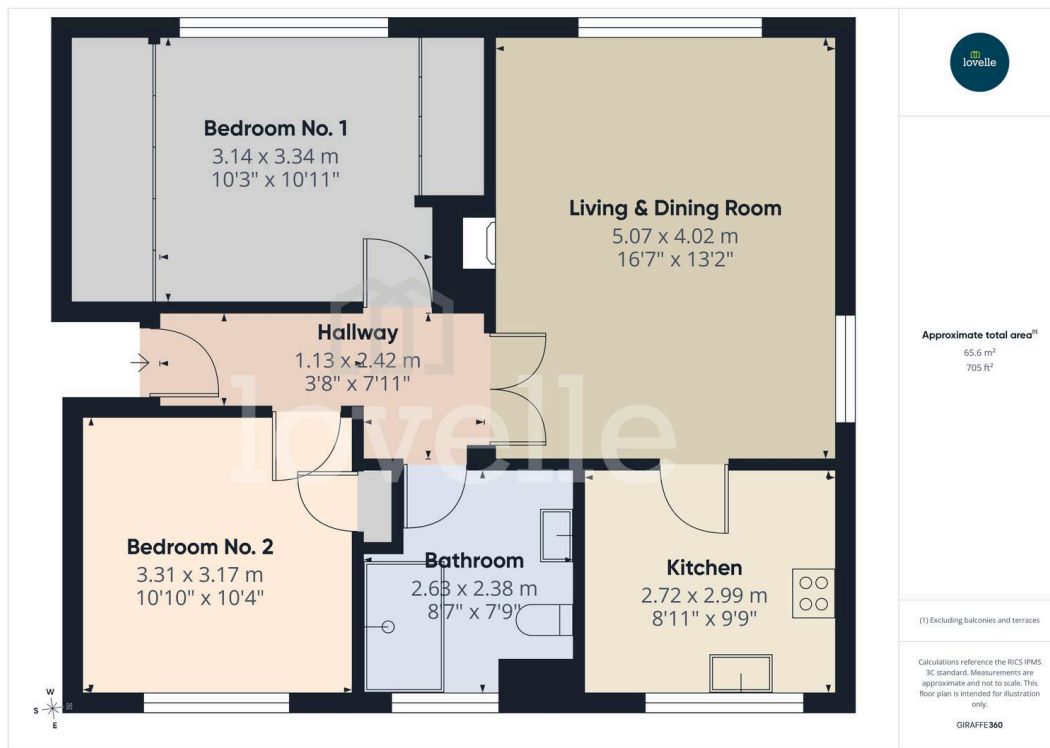


- No Chain Sale
 - Two Bedrooms
 - Central Cottingham Location
 - Ground Floor
 - Spacious & Bright Apartment
 - Park Views
 - Communal Gardens
 - Garage Parking
 - Immaculately Presented
 - Wet room / Bathroom
- Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F





VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



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