





St. Marys Mount, Cottingham HU16 4LQ

william h brown

welcome to

St. Marys Mount, Cottingham

Situated in St. Marys Mount, this ground floor studio flat benefits for a private car park, close to local amenities and is located in a highly sought after location













Entrance Hall
With a door leading into the property, a storage cupboard and access to the lounge/ bedroom, kitchen and bathroom.

Lounge/ Bedroom
15' 11" x 14' 2" (4.85m x 4.32m)
With an electric heater, a storage cupboard and a double glazed window to the rear.

Kitchen
7' 10" x 6' 11" (2.39m x 2.11m)
Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, an integrated electric cooker, an integrated electric oven, a cooker hood, plumbing for a washing machine, space for a fridge freezer and a double glazed window.

Bathroom
With a W/C, a wash hand basin, a bath with a shower over and a window.

Communal Car Park
Offering parking space.

Storage Shed
A designated storage shed within the grounds

Agents Note
We are advised that a Section 20 notice has been issued regarding repairs to the roof. Please contact the branch for further details.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

St. Marys Mount, Cottingham

- Private car park
- Ideal for first time buyers
- Close to local amenities
- Low maintenance ground floor flat
- Highly sought after location

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 540.00
Ground Rent: 45.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 447748.

£50,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120259

The Property Ombudsman

Property Ref:
NEA120259 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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