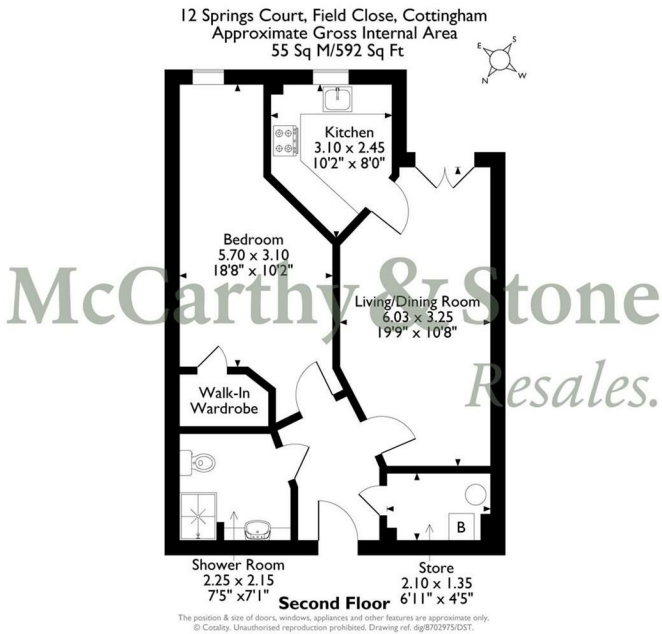
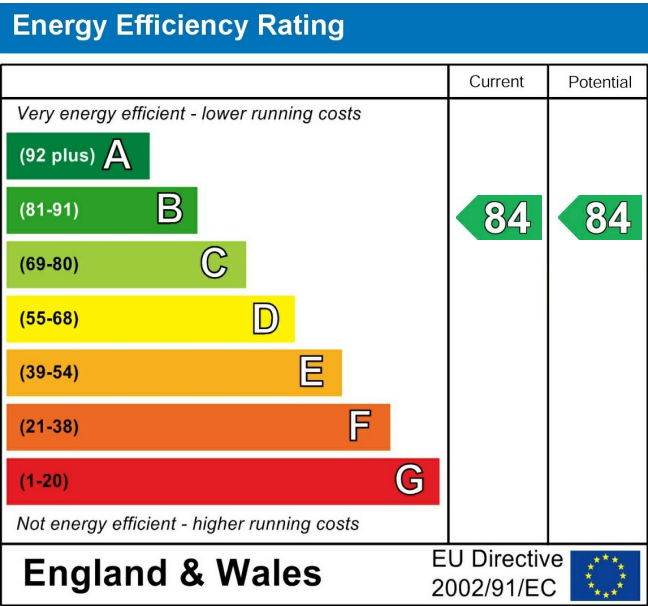




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Registered in England and Wales No. 10716544



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 £126,000
Leasehold

☎ 0345 556 4104

✉ resales@mccarthyandstone.co.uk

🌐 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious second-floor apartment
- South-easterly aspect
- Bright lounge with Juliette balcony
- Modern separate fitted kitchen
- Integrated appliances including dishwasher
- Generous double bedroom
- Spacious walk-in wardrobe
- Contemporary walk-in shower room
- Useful walk-in utility/storage cupboard
- 24-hour emergency response system

McCarthy & Stone
Resales.

Development Overview

Springs Court is a Retirement Living PLUS development conveniently located just 0.3 miles from Cottingham village centre, offering easy access to local shops, amenities and transport links.

The development features a homeowners' lounge, landscaped gardens, on-site Bistro, Guest Suite and scooter storage. Homeowners benefit from 24-hour staffing, an Estates Manager, emergency call system and one hour of domestic assistance per week, with additional flexible support available.

Situated just three miles from Hull, Cottingham offers a charming village setting with a rich history and excellent leisure opportunities. Nearby attractions include Skidby Windmill, Cottingham Parks Golf and Leisure Club and Humber Bridge Country Park, providing plenty of opportunities for recreation and scenic walks.

Apartment Overview

A spacious and well-presented second-floor, one-bedroom apartment enjoying a south-easterly aspect, featuring a bright lounge with Juliette balcony, separate modern fitted kitchen with integrated appliances, and a generous double bedroom benefiting from a walk-in wardrobe and fitted electric blind.

The apartment also offers a contemporary shower room with walk-in shower, a welcoming entrance hall and a useful walk-in utility/storage cupboard. Further benefits include electric heating, raised power sockets, secure intercom entry and a 24-hour emergency response system.

Care & Support

The personal care services available at Springs Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Social Lifestyle

The Communal Lounge is at the heart of the community at Springs Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services

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

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.

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.

