



Greendale Court, Cottingham HU16 5JH

Welcome to

Greendale Court, Cottingham

Lovely Apartment In Greendale Court In Cottingham with - Entrance Hall, Lounge, Fitted Kitchen, Bathroom, 2 Bedrooms, Communal Gardens & Residents Parking! Book your viewing today!



Entrance Hall

With door to the front and storage cupboard.

Lounge

With double glazed window to the side, radiator, feature fireplace and coving to the ceiling.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood and double glazed window to the side.

Bathroom

With bath with shower over, low level wc, wash hand basin, extractor fan and double glazed window to the front.

Bedroom 1

With double glazed window to the side and radiator.

Bedroom 2

With double glazed window to the side and radiator.

Outside

With communal gardens and residents parking area to the rear.

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.



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Welcome to

Greendale Court, Cottingham

- Ground Floor Apartment For Sale In Cottingham
- Beautifully Presented Throughout
- 2 Bedrooms
- Communal Gardens & Residents Parking
- Convenient & Highly Sought After Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 519.24

Ground Rent: 15.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Jan 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£125,000



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Property Ref:
WBY111760 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property



william h brown



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