



New Finkle Court, Cottingham, HU16 4AW
£650 PCM



Platinum Collection

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OFFERED UNFURNISHED - Very well presented 2 bed ground floor apartment with conservatory situated in the heart of Cottingham close to the town centre and all amenities. The property has gas central heating, double glazing, parking and garage. Minimum 12 month lease.



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Key Features

- OFFERED UNFURNISHED
- Purpose Built Ground Floor Apartment
- 2 Bedrooms
- Living Room
- Conservatory
- Kitchen
- Bathroom
- Parking & Garage
- Minimum 12 Month Lease
- EPC = TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

INTRODUCTION

OFFERED UNFURNISHED - Very well presented 2 bed ground floor apartment with conservatory situated in the heart of Cottingham close to the town centre and all amenities. The property has gas central heating, double glazing, parking and garage. The property briefly comprises entrance hall, lounge, kitchen, conservatory, 2 bedrooms, bathroom, private garden

LOCATION

Cottingham is reputed to be the largest village in England and is situated approximately five miles to the North of Hull city centre and approximately six miles to the South of Beverley. Extensive and varied shopping facilities, local primary and secondary schooling and public transportation including a train station are offered within the village. Good road connections offer access to Hull, Beverley & the A63/M62 motorway link.

ENTRANCE HALL

With storage cupboard, double glazed door and radiator.

LIVING ROOM

12'2" x 11'8" (3.71 x 3.56)

With square box double glazed window, radiator

KITCHEN

10'4" max measurements x 10'7" (3.15 max measurements x 3.25)

Fitted with electric hob and oven

INNER HALL

With storage cupboard

BEDROOM 1

10'0" * 10'7" (3.07 * 3.25)

With double glazed window and radiator.

BEDROOM 2

8'2" x 9'3" (2.51 x 2.84)

With radiator and double glazed patio doors to:-.

CONSERVATORY / DINING ROOM

8'3" x 6'5" (2.54 x 1.96)

With double glazed french doors.

BATHROOM

4'11" x 8'3" (1.50 x 2.54)

With three piece white suite, electric shower over bath.

OUTSIDE

Outside the property has it's own private garden, parking and a garage.

TENANCY INFORMATION

A minimum of 12 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers or Pets.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£150). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set

out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain



referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



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