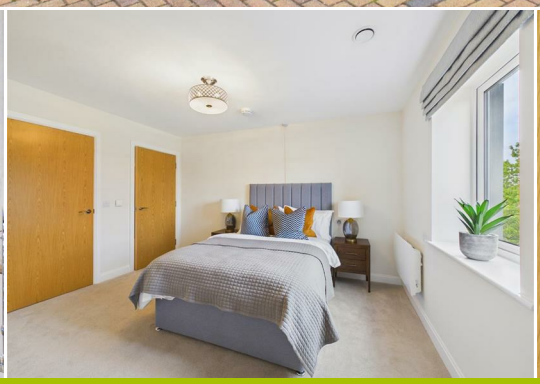
Welton Road, Brough, East Yorkshire, HU15 1AF

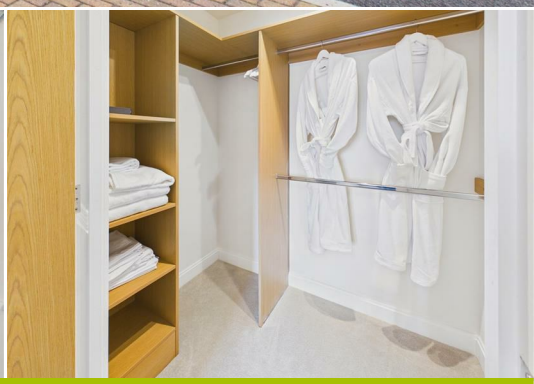
01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME









Apartment 47, Springs Court Field Close, Cottingham, East Yorkshire, HU16

- Up to £40,000 Incentives*
- Part Exchange Available
- For The Over 70's
- Retirement Living
- Shared Ownership
- Two Double Bedrooms
- Council Tax Band = D
- Leasehold / EPC = B

£161,250

INTRODUCTION

Live life your way at Springs Court, an exclusive Retirement Living Plus development for the over 70s, where independent living is complemented by the reassurance of tailored support when required. This beautifully presented second floor apartment offers two double bedrooms, a spacious lounge, modern kitchen and shower room, together with access to an excellent range of communal facilities including a homeowners' lounge, chef-run bistro and beautifully landscaped gardens. With an on-site team available 24 hours a day and one hour of domestic assistance included each week, residents can enjoy an independent lifestyle with complete peace of mind. Available exclusively on a shared ownership basis, Apartment 47 provides an affordable opportunity to become part of this welcoming community in the heart of Cottingham.

SHARED OWNERSHIP - PURCHASE OPTIONS

Available on a Shared Ownership basis only: Purchase a 75% share for £161,250 with no additional rent, or a 50% share for £107,500 with a monthly rent of £246.35.

**INCENTIVES*

Moving Incentives up to £40,000 (Terms and Conditions Apply)

To be eligible for this incentive, you must reserve a qualifying property at a participating development during the applicable promotional period and legally complete the purchase of that property by 30 October 2026. Reservations made before 6th August will not be eligible for this offer.

• The value of the incentive will be as stated on the relevant promotional leaflet, email, advert or other campaign material.
• The incentive will be applied as a deduction from the purchase price on legal completion. No separate voucher, reimbursement or post-completion payment will be provided.
• There is no cash alternative for this incentive.
• This incentive is not available in conjunction with any other offer, incentive or promotion unless expressly agreed in writing by McCarthy & Stone. Only one incentive may be applied per property.
• The incentive is not available on resale properties, part-exchange resales or rental properties, and is available to direct purchasers only.
• This offer is non-transferable and cannot be exchanged for any other benefit.
• McCarthy & Stone reserves the right to withdraw, amend or terminate this incentive at any time where necessary due to circumstances outside its reasonable control or where required for legal, commercial or operational reasons.
• All purchases remain subject to contract, reservation terms and the standard sale documentation for the relevant development.
• By participating in this promotion, you agree to these terms and conditions.
• These terms and conditions are governed by the laws of England and Wales, and any disputes will be subject to the exclusive jurisdiction of the courts of England and Wales.
• Speak to your Sales Consultant at your development of interest for more details.

VIEWING ARRANGEMENTS

Strictly by appointment with Limb Estate Agents

APARTMENT 47

Apartment 47 is a beautifully presented second floor apartment offering well-planned accommodation designed with comfort and ease of living in mind. The property comprises a spacious lounge, modern fitted kitchen, two generous double bedrooms and a stylish shower room, creating a welcoming home that is ready to move straight into. Available exclusively on a shared ownership basis, it provides an excellent opportunity to enjoy all the benefits of the Springs Court Retirement Living Plus community at an affordable price.

HALLWAY

LOUNGE

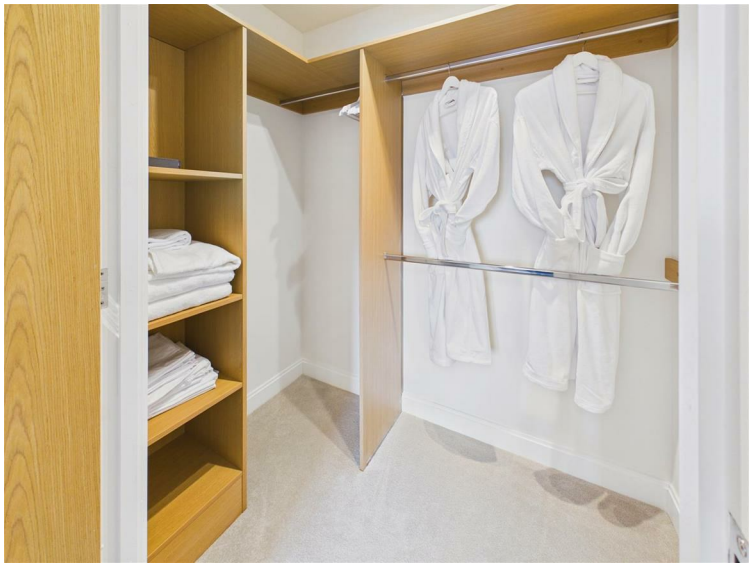


KITCHEN



BEDROOM 1





BEDROOM 2



SHOWER ROOM



COMMUNAL GARDENS

Beautifully landscaped communal gardens provide a wonderful setting in which to relax and enjoy the outdoors. Thoughtfully designed with a variety of seating areas, the gardens offer a peaceful environment for residents to socialise or simply unwind. A dedicated wildlife garden attracts birds and squirrels throughout the year, whilst keen gardeners can enjoy the potting shed and two raised planting beds, creating an opportunity to indulge a passion for gardening without the demands of maintaining a private garden.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

Please note: The photographs used within this brochure are of a comparable two-bedroom apartment at Springs Court and are intended to illustrate the standard of accommodation within the development. Apartment 47 has a similar layout, although individual fixtures, fittings and décor may vary.

TENURE

The properties at this development are leasehold properties with a term of 999 years from and including 1st June 2021.

Service charge details are available on request. Please call the office on 01482 669982 for further information.

COUNCIL TAX BAND

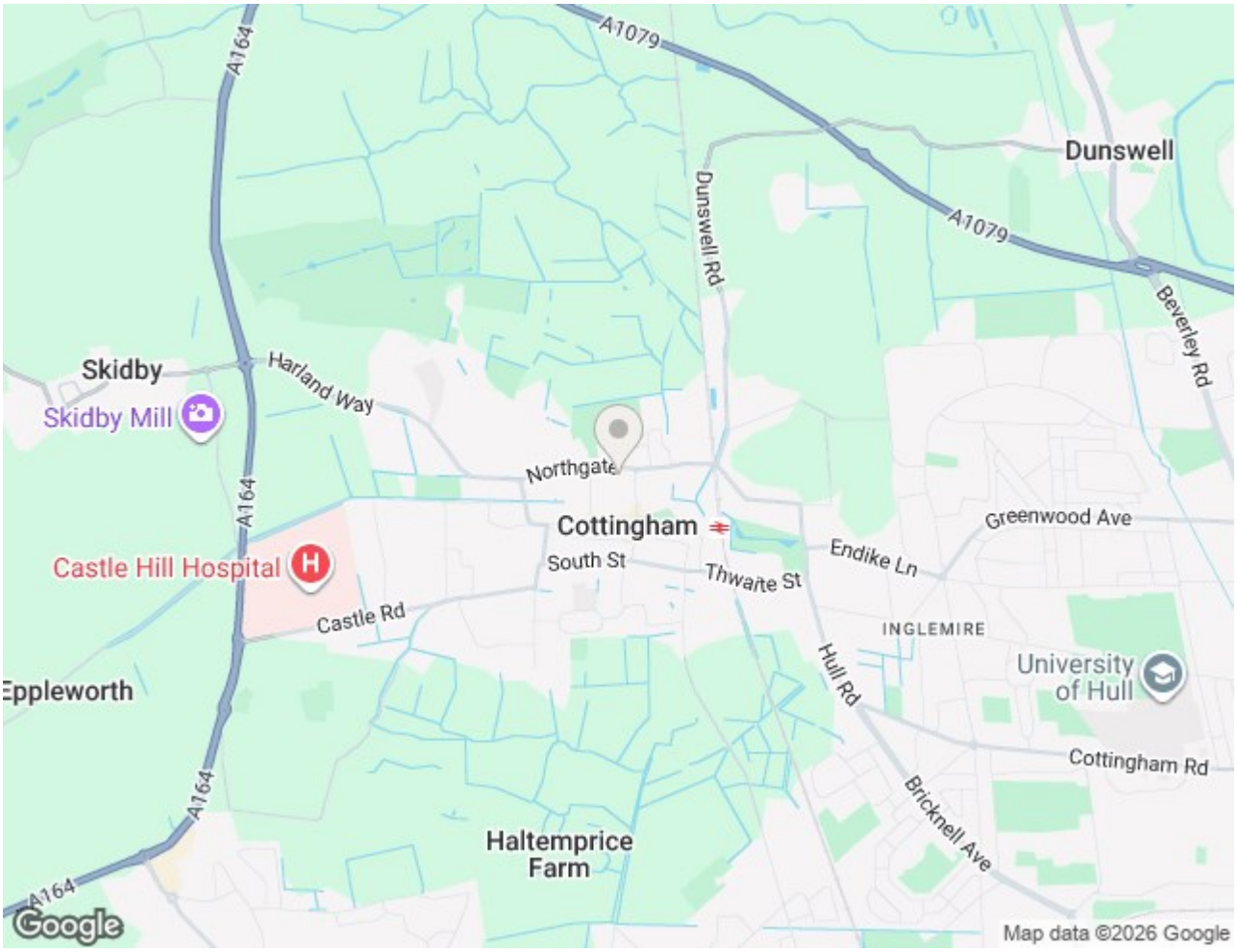
From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


A1079
A164
Dunswell
Dunswell Rd
A1079
Beverley Rd
Skidby
Harland Way
Skidby Mill
Northgate
Cottingham
Greenwood Ave
Endike Ln
Castle Hill Hospital
South St
Thwaite St
A164
Castle Rd
INGLEMIRE
Hull Rd
University of Hull
Eppleworth
Cottingham Rd
Bricknell Ave
A164
Haltemprice Farm
A164
Google
Map data ©2026 Google

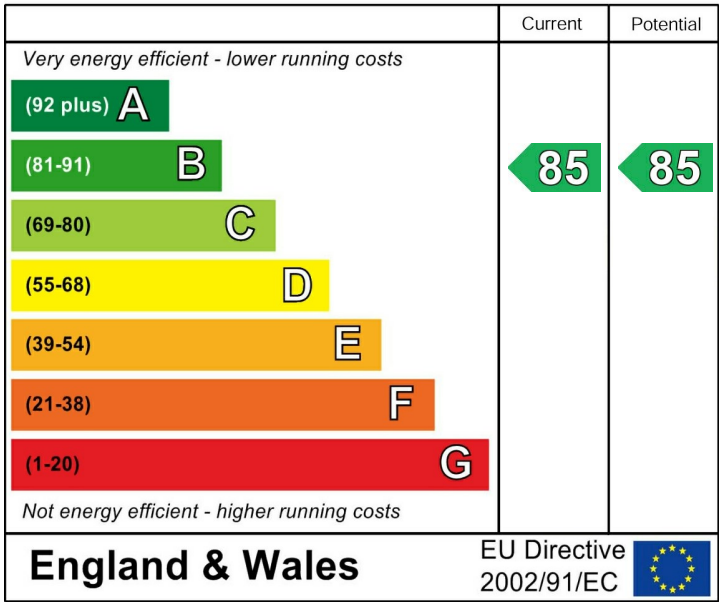
Second Floor Apartment 47 **Total size: 72.16m²**

47
72.17 SQM
776.83 SQFT



LIVING (max)	10'-8" x 17'-5"	3250mm x 5325mm
KITCHEN (max)	8'-10" x 6'-11"	2700mm x 2100mm
SHOWER (max)	7'-4" x 7'-1"	2247mm x 2147mm
BEDROOM 1 (max)	17'-4" x 10'-1"	5274mm x 3070mm
BEDROOM 2 (max)	12'-7" x 10'-2"	3845mm x 3090mm
WC (max)	6'-11" x 3'-5"	2100mm x 1050mm

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

