

# SPRINGS COURT

COTTINGHAM



**McCARTHY STONE**

*Life, well lived*

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Long country walks. Slow  
summer Sundays. Crying at  
movies. Bank holiday Mondays.  
Hugging and kissing. Cheering  
them on. Fresh sheets, soft  
pillows. Your favourite song.  
McCarthy Stone. Life, well lived.

*Welcome*

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**WHERE TRADITIONAL VILLAGE LIFE MEETS MODERN LIVING.**

A friendly village atmosphere. The rolling hills of The Wolds nearby. Sweeping views of the Humber Estuary just a short drive away. A direct rail link to Hull, Scarborough and Bridlington. Great road connections to large towns such as York and the M62 within easy reach. It doesn't take long to understand why people are drawn to Cottingham in the East Riding of Yorkshire.

**FIND YOUR HAPPY PLACE IN COTTINGHAM.**

You'll find Springs Court just a short stroll from the centre of the village. It has been designed with the over 70s in mind and is built to high standards. It's an ideal place to live life well.



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## LIVE LIFE YOUR WAY.

When it comes to places to see and things to do, Cottingham and the surrounding area will spoil you for choice. And you'll find Springs Court is in a prime location, whatever you love doing in life.

With an Aldi on the doorstep, the weekly shop couldn't be any easier. Walk further into the village and you can't help but admire the quaint little cottages on Beck Bank, the Station Masters House at the train station and several churches. Cottingham claims to have approximately 36 listed buildings. In the centre, the two main shopping streets of Kings Street and Hallgate cross. These are home to a vibrant selection of local independent businesses as well as major high street brands. You'll also find pubs, several banks, a Post Office and medical centre.

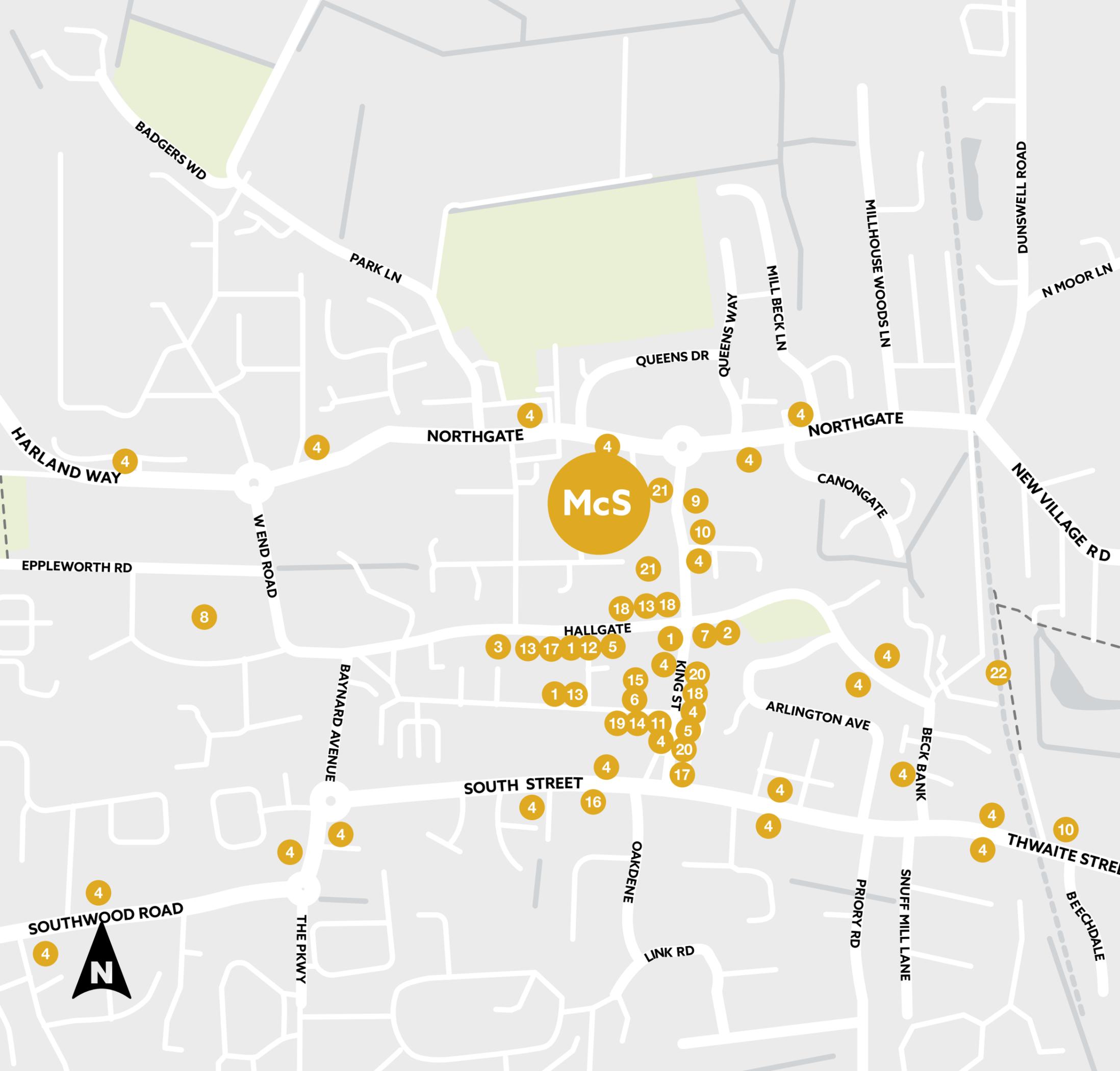
A popular market is held every Thursday in the Market Green with a variety of traditional and modern stalls. If you like art, the award winning Artmarket Gallery is the place to go. There's plenty to tease your tastebuds too, with

lots of places to eat or just to sit and enjoy a coffee and chat.

Cottingham also hosts many annual events, including a folk festival, food and drink festival, a Christmas festival and the much-loved Scarecrow Hunt. There's lots on offer beyond the village too.

Cottingham Parks Golf and Leisure Club is less than three miles away. Skidby Windmill is always worth a visit too. This working windmill offers magnificent views over the rolling Yorkshire Wolds. With its fascinating interactive exhibits, it's always a hit with children and adults alike.

Just over 10 miles away is one of the area's most iconic landmarks: the Humber Bridge. Enjoy sweeping views as you cross this amazing feat of engineering by car. And, for spectacular views of the bridge, take a seat in one of the many benches in Humber Bridge Country Park on the north bank of the Humber, where you'll also find charming walking trails and a pond.



**SPRINGS COURT.**

**McS** Northgate,  
Cottingham  
HU16 5QW

**MAP KEY.**

- 1 Bakers
- 2 Bank
- 3 Barbers
- 4 Bus Stops
- 5 Butchers
- 6 Civic Centre
- 7 Deli
- 8 Dene Woodland
- 9 Dental Practice
- 10 Doctors Surgery
- 11 Florist
- 12 Grocers
- 13 Hairdressers
- 14 Health Food Centre
- 15 Library & Customer Service Centre
- 16 Medical Centre
- 17 Opticians
- 18 Pharmacy
- 19 Post Office
- 20 Small Store
- 21 Supermarket
- 22 Train Station



# **“STRICTLY NIGHTS WITH FRIENDS.”**

Beryl,  
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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## BEAUTIFULLY STYLED, INSIDE AND OUT.

Set within the village's conservation area, Springs Court brings contemporary style to this leafy village. As you enter the development, your eye is instantly drawn to its modern design.

Inside, you'll find the elegant reception area offers a warm welcome whether you're a homeowner, friend, or family member. From here, you enter the vibrant heart of Springs Court. The light and airy communal lounge is where the community of friends and neighbours can come together. It's ideal for a quick catch up, leisurely chat or enjoying some sparkly banter. If you prefer to relax

over a newspaper or spend time with a good book, there are quiet spots too. The lounge is also home to the bistro\* serving a freshly prepared seasonal menu.

Beyond the exterior door in the lounge is the seated patio overlooking the newly planted garden. It's a pleasure to enjoy and effortless to maintain. We take care of all the outside spaces for you. There's also a path that meanders through the gardens inviting you to admire the contemporary planting and mature trees that beautifully complement this elegant development.





## MORE FEATURES.

### **BISTRO RESTAURANT**

Ideal when you don't feel like cooking or want to catch up with friends. The bistro style restaurant also offers a variety of light bites and snacks\*.

### **GUEST SUITE**

Having friends or relatives over and would like them to stay the night? Instead of the hassle of making up a spare bed you can book them into the development's Guest Suite, which has en-suite facilities\*.

### **PARKING**

Spaces are available for purchase\*.



\*Additional charges apply. Subject to availability.

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## MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, lively community. They are also built to the highest standards. Springs Court is no exception, comprising of 53 one and two bedroom properties. Each apartment is exquisitely finished and comes fitted with carpets and flooring.

### **YOUR CHOICE OF PURCHASE OPTIONS.**

All the available properties in Springs Court come with a range of purchase options. You can choose to buy outright, rent or part buy, part rent. To help you select the one that's right for you, our friendly Sales Consultants will explain each in greater detail.





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**YOUR NEW HOME IN DETAIL.**



**GENERAL**

- Double glazing to all windows
- Balcony or patio to all properties
- Walk-in or fitted wardrobes to all properties
- Telephone and television point in living room and bedrooms
- Sky/Sky+ connection point in living room\*
- NHBC 10-year warranty



**KITCHEN**

- Fitted kitchen with integrated appliances
- Electrically operated kitchen window
- Stainless steel BOSCH cooker hood and glass splashback
- BOSCH oven
- Composite sink
- Lever mixer taps
- Integrated fridge freezer



**SHOWER ROOM**

- Level access shower with slip resistant flooring
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom properties
- Illuminated mirror with integrated shaver socket
- Heated towel rail
- Integrated shaver socket



**HEATING AND FINISHES**

- Panel heaters
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



**SAFETY AND SECURITY**

- Door camera entry system which is linked to your own TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to bathroom and main bedroom

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. \*Sky/Sky+ subject to Sky subscription.



# “WE STILL FEEL LIKE TEENAGERS.”

Peter and Sheila,  
McCarthy Stone homeowners.

Peter and Sheila have no intention of slowing down and are delighted that many of their neighbours feel the same. They believe retirement should be exciting.

Ready to start the next exciting chapter in your life? Find out how you could make the move to Springs Court, Cottingham.

**CALL 0800 201 4106**  
**VISIT [McCARTHYSTONE.CO.UK/](https://www.mccarthystone.co.uk/springs-court)**  
**SPRINGS-COURT**

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

May 2021



More than 90% of our customers say they would recommend us. It's meant we've been awarded the maximum 5-star rating for customer satisfaction in the Home Builders Federation survey for the last 16 years. No other UK house builder has ever achieved this.

To find out more, call **0800 201 4106**  
or visit [mccarthystone.co.uk/springs-court](https://mccarthystone.co.uk/springs-court)

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