

# ARGYLE

ESTATE AGENTS



**32 Maritime Court, Taylors Avenue, Cleethorpes, North East Lincolnshire,  
DN35 0AP**

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

## Key Features:

- Secure independent living for the over 60's
- Immaculate two bedroom upper floor apartment with balcony
- Communal facilities and great social calendar
- House manager on site & 24hr careline
- Short walking distance of the town centre and seafront
- Overlooking Haverstoe public park
- Well maintained communal gardens
- Parking available on site

Maritime Court was built and designed by McCarthy & Stone for retirement living, exclusively designed for the over 60's. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the social lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The communal lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night – subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.



## LOCAL AREA

Maritime Court is located in Cleethorpes, a modern thriving town, famed as a popular holiday resort on the East Coast. It offers a wealth of attractions, miles of sandy beaches and vibrant flower filled promenade all of which have been honoured with many awards over the years. The town centre hosts a wide range of shops and amenities including a wealth of cafes and bistros as well as a selection of convenience stores and supermarkets. Tesco superstore is located along Taylors Avenue under 2 miles away, and Grimsby offers a further selection of shops and facilities.

## APARTMENT NO32

Upgraded by the current owners

Two double bedrooms

Spacious lounge/dining room with balcony

Fitted kitchen with integral appliances

Luxury shower room

Various storage options

Alarm system

Phone entry system

Electric heating system (mini combi boiler and radiators)

Airflow ventilation system

Service charge - £320.91 per month, includes building insurance, water rates, communal heating and maintenance

Leasehold - £41.20 per month

## ENTRANCE HALL

With a useful walk-in storage cupboard, plus further utility cupboard providing plumbing for a washing machine and dryer space. Doors lead to the lounge, shower room and two double bedrooms.

## LOUNGE

18'0" x 10'9" (5.50 x 3.29)

With French doors opening onto the balcony-overlooking communal grounds. Walk-in storage cupboard. Air flow ventilation to ceiling.

Open access to:-

## DINING AREA

8'9" x 7'11" (2.67 x 2.43)

With a rear aspect window.

## KITCHEN

8'2" x 7'7" (2.50 x 2.33)

Fitted with modern wall and base units, and Corian work tops incorporating a 1.5 sink. Built-in oven, induction hob with extractor over, integrated slim-line dishwasher, and a tall larder fridge/freezer. Rear aspect window.

## BEDROOM 1

15'6" x 9'8" (4.74 x 2.97)

Master bedroom featuring a walk-in wardrobe. Rear aspect window.

## BEDROOM 2

13'10" x 9'2" (4.22 x 2.80)

A versatile room, with a rear aspect window.

## SHOWER ROOM

7'5" x 7'1" (2.27 x 2.16)

Fitted with a large walk-in shower, vanity sink unit and wc. Heated towel rail. Tiled floor and splashback areas.

## COUNCIL TAX BAND

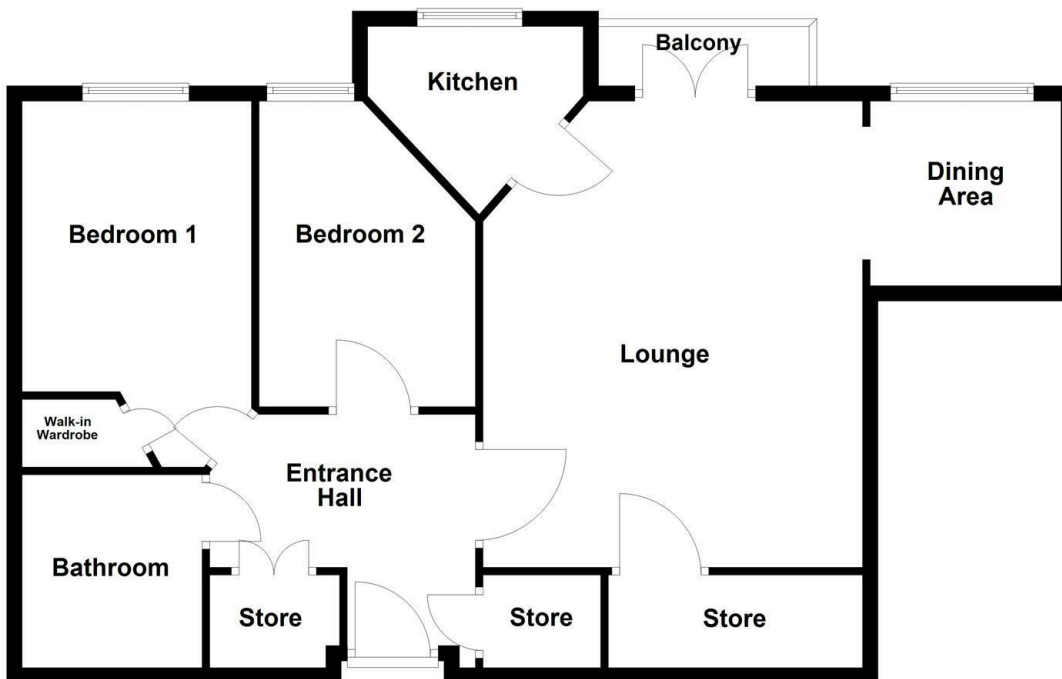
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## TENURE

Leasehold

999 years from 2017





**Ground Floor**

Approx. 0.0 sq. metres (0.0 sq. feet)

Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	87	87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Viewing**

By appointment only.

**Tenure**

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS**

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

