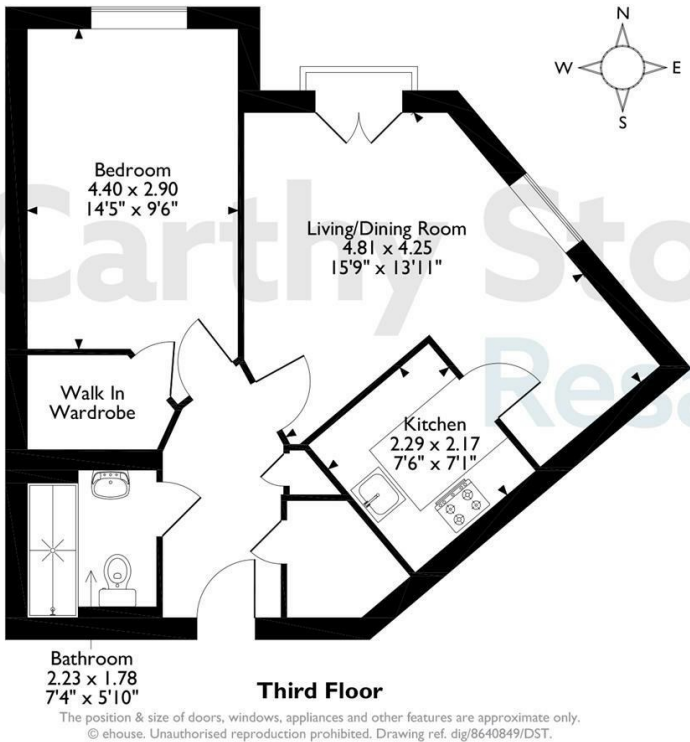


Maritime Court, Flat 40, Taylors Avenue, Cleethorpes
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



Council Tax Band: C



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 87 | 87 |
| (69-80) C | | |
| (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 | |

40 Maritime Court

Taylors Avenue, Cleethorpes, DN35 0AP



Asking price £195,000 Leasehold

A well presented one bedroom north facing, third floor energy efficient retirement apartment. This apartment benefits from a Juliet balcony overlooking the communal grounds. Pet friendly, must be seen to be appreciated!

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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Maritime Court, Taylors Avenue, Cleethorpes

Maritime Court was built and designed by McCarthy & Stone for retirement living. 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 homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has 24-hour emergency call systems, should you require assistance. The Homeowners' 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 several banks, a pharmacy, a wealth of cafes and bistros as well as a selection of convenience stores and a small supermarket. A large supermarket is located out of the town centre along Hewitts Avenue, short distance from the apartment. Just 5 miles away Grimsby offers a further selection of shops and facilities.

Entrance Hall

A Power Assisted front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency

response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with plumbing for an automatic washing machine. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room and to a storage cupboard with shelving.

Lounge

A spacious, dual aspect, lounge with a double glazed opening door leading to a Juliet balcony. There is also a double glazed window which allows the sunlight to fill the room. There is ample space for dining and space to install a feature electric fire and surround with dedicated power supply. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with complementary work surface. Stainless steel sink with mono lever tap, drainer. Newly installed Eye level NEFF Hide and Slide oven, ceramic hob, cooker hood and newly installed frost free integral fridge freezer and integrated dishwasher.

Bedroom

Double bedroom with door to walk-in wardrobe housing shelving and hanging rails. TV and telephone points, Sky/Sky+ connection point, one ceiling lights, fitted carpets and raised electric power sockets.

Shower Room

Fully tiled and fitted with suite comprising of level access double shower with glass screen. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

1 bed | £195,000

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £2,745.45 for the financial year ending 30/06/2026.

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking Permit Scheme-subject to availability

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold

999 years from 2016

Ground rent: £425 per annum

Ground rent review: 01/01/2034

