

MARTIN MASLIN

1 QUEENS COURT CAMBRIDGE PARK
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 5TT



An impressive end link bungalow forming part of this delightful Cambridge Park Retirement Park providing well proportioned accommodation with the benefit of updated fittings throughout. The property is equipped with the latest generation of Farno digital electric radiators and has been recently decorated throughout. Comprising: Entrance Lobby, spacious Hallway, Lounge with fireplace and patio door, Kitchen with modern shaker style cabinets with built-in oven and grill and two double Bedrooms. There is a modern updated Shower Room with complete with a designer low threshold shower. The property is perfect for over 55s seeking independence with support when needed and has facilities including a warden, 24 hour call system, residents' Lounge and parking close by. The gardens are professionally maintained included within the management fee. The property is ready to move into and is offered with NO FORWARD CHAIN. EPC Rating - F.

£105,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A uPVC double glazed entrance door leads into the small porch with a further glazed door opening into the Hallway.

HALLWAY

A spacious hallway with a useful built-in storage cupboard and a Farho electric radiator.

LOUNGE

5.18m (17'0") x 3.17m (10'5")

Recently decorated with a matching electric fireplace, two Farno electric wall heaters and a large uPVC picture window with a double glazed patio door leading onto a small courtyard.

KITCHEN

2.44m (8'0") x 2.26m (7'5")

Featuring a range of shaker style wall and base cabinets in a cream finish with contrasting worksurfaces incorporating a stainless steel sink with mixer taps and red brick bond tile splashback. Built-in appliances comprise an electric hob with overhead stainless steel extractor fan and light over and a single electric oven. There is plumbing for a washing machine, a fridge freezer (included in the sale) and a wall mounted Dimplex heater. It has a vinyl tile floor and a uPVC double glazed rear window.

BEDROOM ONE

4.01m (13'2") x 3.30m (10'10")

A good size double bedroom with a built-in double wardrobe and a further airing cupboard with shelves. It has a Farno electric wall heater, emergency pull cord and a uPVC double glazed rear window.

BEDROOM TWO

3.86m (12'8") x 2.08m (6'10")

A good size second bedroom with a Farno electric wall heater and a uPVC double glazed front window.

SHOWER ROOM

2.26m (7'5") x 2.03m (6'8")

A smart modern shower room with white two piece suite comprising W.C., pedestal washbasin with tile splashback and a vanity mirror. It has a designer low threshold walk-in shower with glass panel, brick bond style tile wall and electric shower unit. It has a chrome heated towel rail, an additional Dimplex wall heater and a uPVC double glaze window.

OUTSIDE

To the front of the property there is a paved patio with a reconstructed stone trough wall surround. There are lawned areas around the property which are professionally maintained and there are block paved parking spaces close by.



HALLWAY



LOUNGE



LOUNGE



KITCHEN

GENERAL INFORMATION

Mains, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises Farno digital electric radiators as detailed above and the property has the benefit of uPVC framed double glazing and a security alarm. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band B. The tenure is Leasehold with a term of 125 years from 1987 with a ground rent of £78pa - subject to Solicitors verification.

MANAGEMENT SERVICES

1 Queens Court forms part of the Cambridge Park development scheme operated by Anchor Housing Association designed for over 55s. The development benefits from a warden manager, a Residents' Lounge providing regular activities, a Guest Room for visiting families and a Laundry Room. Cambridge Park is perfect for the elderly purchasers requiring independence with a support network. There is an emergency call button within the bungalow and monthly contributions from each resident contributes to warden services, professional maintenance of the community grounds, insurance and window cleaning. The monthly maintenance charge from April 2024 is £224 and this is reviewed annually.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary is available on our website and the Martin Maslin website.

LOCATION AND AMENITIES

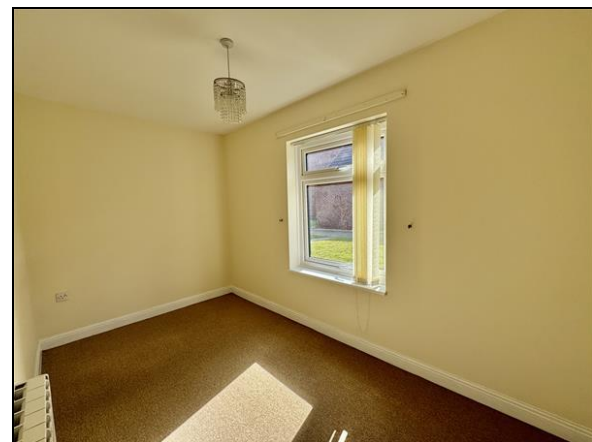
Cambridge Park is located on Cambridge Road which links the western end of Westward Ho with Little Coates Road. Local shops including an Aldi supermarket are within walking distance and regular buses serve the area.



KITCHEN



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



SHOWER ROOM



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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