

MARTIN MASLIN

**5 ST JOHNS COURT
CAMBRIDGE PARK
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN34 5TE**



Enjoying views over the communal courtyard, an attractive first floor two bedroom flat forming part of the delightful Cambridge Park retirement development. The property does require some modernisation but is realistically priced and offered with NO FORWARD CHAIN. The flat benefits from electric storage heaters and some double glazing, briefly comprising: Private entrance door with staircase and fitted chairlift, spacious Landing/Hallway with two large storage cupboards, a good size Lounge with views onto the courtyard, Kitchen with built-in appliances, two good size Bedrooms and a modern Shower Room. The property is perfect for the over 55s seeking independence with support and has facilities including a warden, a residents Lounge and nearby parking. The gardens are professionally maintained and this is included within the cost of the monthly maintenance fee. An excellent opportunity immediately available - viewing recommended. EPC Rating – D.

£75,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A uPVC double glazed front door leads into a private entrance with a double glazed side window and staircase with a fitted chairlift.

LANDING/HALL

A spacious hall with two useful built-in storage cupboards, a pull-cord system and access to the loft space.

LOUNGE

5.13m (16'10") x 3.00m (9'10")

Featuring a wall mounted electric fire and a further electric storage heater. A large uPVC front window provides natural light and views over the communal courtyard.

KITCHEN

2.49m (8'2") x 2.36m (7'9")

Fitted with a range of base and wall mounted units with complementary worksurfaces incorporating a stainless steel sink with taps and tile splashback. Built-in appliances include a Proline electric hob with an overhead extractor fan, an Indesit oven and grill and plumbing for an automatic washing machine. There is space for a fridge freezer and a double glazed window.

BEDROOM ONE

3.53m (11'7") x 3.51m (11'6")

With a pull cord system, an electric storage heater and a double glazed window.

BEDROOM TWO

3.00m (9'10") x 2.87m (9'5")

With electric storage heater and a double glazed front window.

SHOWER ROOM

Modernised with a large walk-in shower, mermaid boarding, fixed glass screen and an Aqualisa shower with built-in seat. It has a low flush W.C, a pedestal washbasin and an electric heated towel rail. There is a pull cord system and a double glazed window.

OUTSIDE

There is a communal garden with seating and patio areas providing a perfect relaxation space for the summer months. A parking bay is also available.

GENERAL INFORMATION

Mains water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises electric storage radiators as detailed above and the property has the benefit of double glazed sealed unit windows (excluding the lounge, which is uPVC framed) and a security alarm. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band A. The tenure is Leasehold - subject to Solicitors verification. There is a term of 125 years from 1987 and a ground rent of £78 is payable each year.



LANDING/HALL



LOUNGE



LOUNGE



KITCHEN

MANAGEMENT SERVICES

St Johns Court forms part of Cambridge Park operated by Anchor Housing, a development for the over 55s. The development benefits from a warden, a residents Lounge with regular activities, a Guest Room for visiting families and a Laundry Room. The monthly charge is £224.50 and this covers the buildings insurance, maintenance of the communal areas and services listed above - this is reviewed annually.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Cambridge Park is located just off 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.



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM

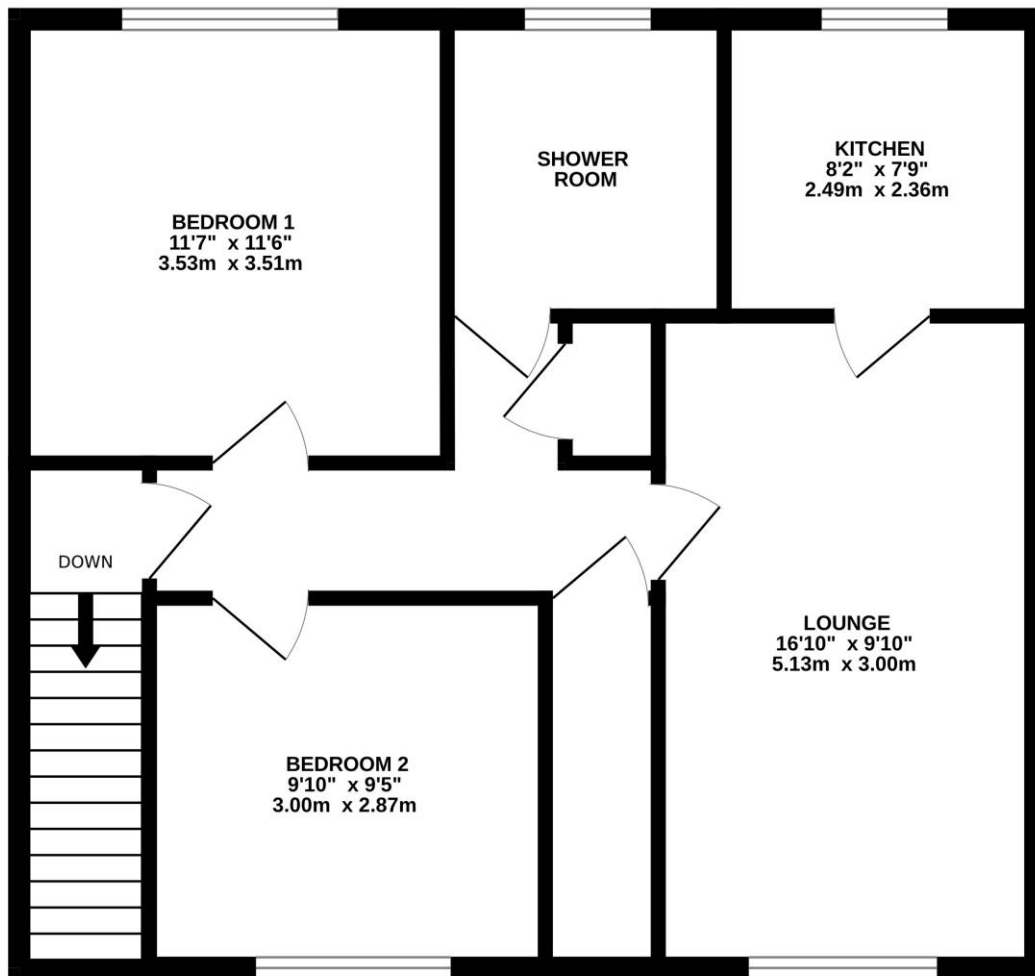


OUTSIDE



OUTSIDE

FIRST FLOOR FLAT
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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