

# MARTIN MASLIN

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



Forming part of the Cambridge Park Retirement Scheme this impressive end-link bungalow provides updated accommodation which really must be viewed to be appreciated. Since 2021 the property has benefited from the installation of a stunning new kitchen, the fitting of a new Heatrae Sadia Multipoint Eco water heater, an upgrade to the electrical system and the installation of a smart new glazed front door and window in the lounge. Briefly comprising:- Entrance Lobby, Entrance hall with walk-in store, lovely Lounge with cream polished granite firesurround, Kitchen with pale grey shaker style units and built in Lamona appliances, large double Bedroom with wardrobe and impressive Shower Room with rectangular shower enclosure and a white suite. There is a paved patio to the front of and the Residents Lounge is just a short walk away. Designed for purchasers over 55 who seek to combine independence with support when needed due to the emergency call system and the service of a warden.

£105,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:-

## ENTRANCE LOBBY

### ENTRANCE HALL

A central hallway with an electric heater and a useful walk-in store.

### LOUNGE

**5.18m (17'0") x 3.15m (10'4")**

A lovely room with a cream polished granite firesurround with an electric flicker flame fire. A glazed door with full height side window opening to the front terrace and there are two electric heaters. A sliding door links to the kitchen.

### KITCHEN

**2.44m (8'0") x 2.29m (7'6")**

Superbly updated since 2021 and featuring a range of pale grey shaker style wall and base cabinets with brass coloured handles and marbled worktops incorporating a single drainer 1.5 bowl stainless steel sink unit. There is space and provision for freestanding appliances and built-in appliances comprise a Lamona electric oven and a Lamona electric ceramic hob with a stainless steel extractor canopy above. The walls feature superb brick laid tiles.

### BEDROOM

**4.01m (13'2") x 3.35m (11'0")**

An excellent size double bedroom with an electric heater, a double wardrobe and a cupboard housing the Heatrae Sadia Multipoint Eco water heater.

### SHOWER ROOM

**2.24m (7'4") x 1.98m (6'6")**

With part tiled walls and a white suite comprising a W.C., a semi recessed washbasin and a larger than average shower enclosure with a Triton T80 electric shower. The walls within the shower enclosure feature sparkle panelling and there is a heated towel warmer and a wall mounted electric heater.

### OUTSIDE

To the front of the property there is a paved patio area with a surrounding trough wall. A sun canopy is positioned above the glazed door at the front of the lounge and there is a dustbin store.



ENTRANCE HALL



LOUNGE



LOUNGE



KITCHEN



## GENERAL INFORMATION

Mains water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcom's checker website. The property has the benefit of electric heaters which utilise off-peak energy tariffs and features uPVC framed double glazing. We understand the electric consumer unit has been updated since 2021 and the Heatrae Sadia Multipoint Eco water heater has also been installed since 2021. No 12 Queens Court falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band A. We are advised the tenure is Leasehold with a 125 year lease from 1st July 1987 with a Ground Rent of £52 per annum currently payable.

## MANAGEMENT SERVICES AND CHARGES

No 12 Queens Court forms part of the Cambridge Park Retirement Scheme operated by Anchor Housing Association and designed for over 55's. With the benefit of a warden/manager, a Residents lounge providing a host of regular activities, a Guest Room for visiting family and a laundry room, the Park is perfect for elderly purchaser requiring independence with support when needed. There is an emergency call system with the bungalow and monthly contributions from each resident cover such items as the service of the warden, professional maintenance of the grounds, insurance of the buildings and window cleaning. The maintenance charge for the property from April 2025 is £135.50 per calendar month and this is reviewed annually.

## VIEWING

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

## LOCATION AND AMENITIES

Queens Court is located just off Peterhouse Road. A range of local shops are situated at the mini-roundabout where Cambridge Road meets Westward Ho and a well stocked Aldi supermarket is located adjacent to the Cambridge Park scheme. Regular buses serve the general area.



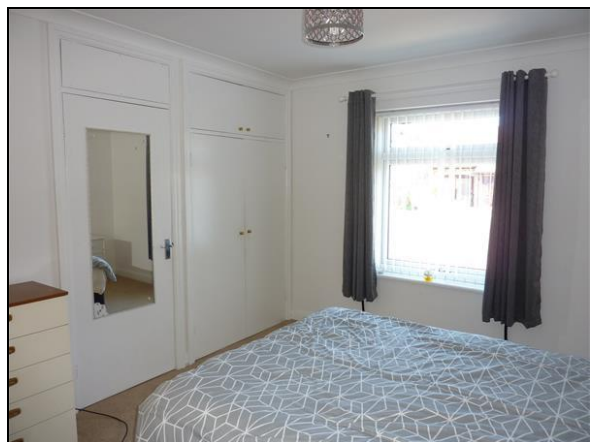
KITCHEN



KITCHEN



BEDROOM



BEDROOM



BEDROOM



SHOWER ROOM



SHOWER ROOM

**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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