



Apartment 38 Maritime Court Cleethorpes, North East Lincolnshire DN35 0AP

We are delighted to offer the opportunity to purchase within Maritime Court an exclusively designed apartment complex for the over 60's which is perfect for those looking to retire by the sea. Free from worries of external maintenance, gardening, plus having the security of a 24 hour emergency call system, dedicated house manager on site during working hours, homeowner's lounge with kitchen area and a guest suite for visitors. This ONE BEDROOM SECOND FLOOR APARTMENT is worthy of an internal inspection. A Lift leading to the communal hallway and on to your own front door and private entrance hall, utility cupboard with washer/dryer, lounge/dining room with French doors opening onto a balcony overlooking the front of the building. Fitted kitchen, double bedroom with full fitted Haagensen wardrobes, matching dressing table and draws and a modern bathroom. Electric heating. Allocated parking available at an extra cost. Early Viewing highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £179,950

- OVER 60'S COMPLEX BY THE SEA
- SECOND FLOOR APARTMENT
- BALCONY
- SPACIOUS LOUNGE DINER
- KITCHEN
- DOUBLE BEDROOM WITH FITTED FURNITURE
- MODERN BATHROOM
- COMMUNAL GARDENS
- ELECTRIC HEATING
- 24 HR EMERGENCY CALL SYSTEM



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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GROUND FLOOR

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COMMUNAL ENTRANCE HALL

Approached via a secure entry system through double glazed automatic doors having open access into the:-

HOMEOWNERS LOUNGE

This fabulous lounge is available for a variety of uses which includes the residents meeting for coffee, fish and chip suppers etc plus there are regular weekly sessions of organised events.

ACCESS TO THE APARTMENT

The apartment is located on the second floor and access is via the lift which leads into the communal hallway.



ENTRANCE

Approached via secure wood effect entrance door with electric fitted mechanism for easy opening. Warden assistance panel.

HALLWAY

Having carpeted flooring and generous built in cupboard housing the hot water cylinder and washer/dryer and further storage cupboard.



LOUNGE DINING ROOM

19'8" x 10'07" (6.01 x 3.07)

This spacious dual purpose room has ample room for a three piece suite and dining table with uPVC double glazed French doors leading to the walk out Balcony. Finished with carpeted flooring, newly fitted blinds, electric wall heater and a marble fire surround with inset electric fire.



LOUNGE DINING ROOM

Additional Photograph



LOUNGE DINING ROOM

Additional Photograph



LOUNGE DINING ROOM

Additional Photograph



WALK OUT BALCONY

Accessed via the uPVC French door with composite flooring, metal hand rails and glazed security screens.



KITCHEN

7'11" x 7'4" (2.42 x 2.25)

The modern kitchen has been enhanced via the current owner and includes a large range of wood effect wall and base units with contrasting worksurfaces and matching upstands and incorporates a stainless steel sink and drainer, electric fan assisted oven, electric hob with glass splashback and stainless steel chimney style extractor hood above, dishwasher and integrated fridge freezer. Finished with wood effect herringbone style vinyl flooring and uPVC double glazed window to the front aspect.



KITCHEN

Additional Photograph



BEDROOM

12'6" x 10'10" (3.82 x 3.32)

The double bedroom has a uPVC double glazed window to the front aspect, carpeted flooring, electric wall heater and benefits fits from a modern range of Haagensens built in wardrobes with matching overhead cupboards, dressing table and draws and large built in walk in wardrobe.



BEDROOM

Additional Photograph



BATHROOM

7'3" x 5'8" (2.23 x 1.74)

The modern bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, (the bath can be easily removed as the original shower tray retains underneath) low flush wc and floating hand wash basin set above a wood effect vanity unit. Finished with part tiled walls, tiled flooring, wall mounted mirror, heater, extractor fan and heated towel rail.



OUTSIDE

The complex stands in well kept communal gardens which the residents have full use of throughout the year.



GARDENS



TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold for a period of 999 years from 2016 with an annual ground rent of £425.00 which will be reviewed during the term. Confirmation / verification has been requested. Please consult us for further details.

SERVICE CHARGES

There is an annual service charge which includes:-

- 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 does not cover external costs such as your Council Tax, electricity or TV.

The service charge for JUNE 2023 - JUNE 2024 is £213.94 per calendar month

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - B

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

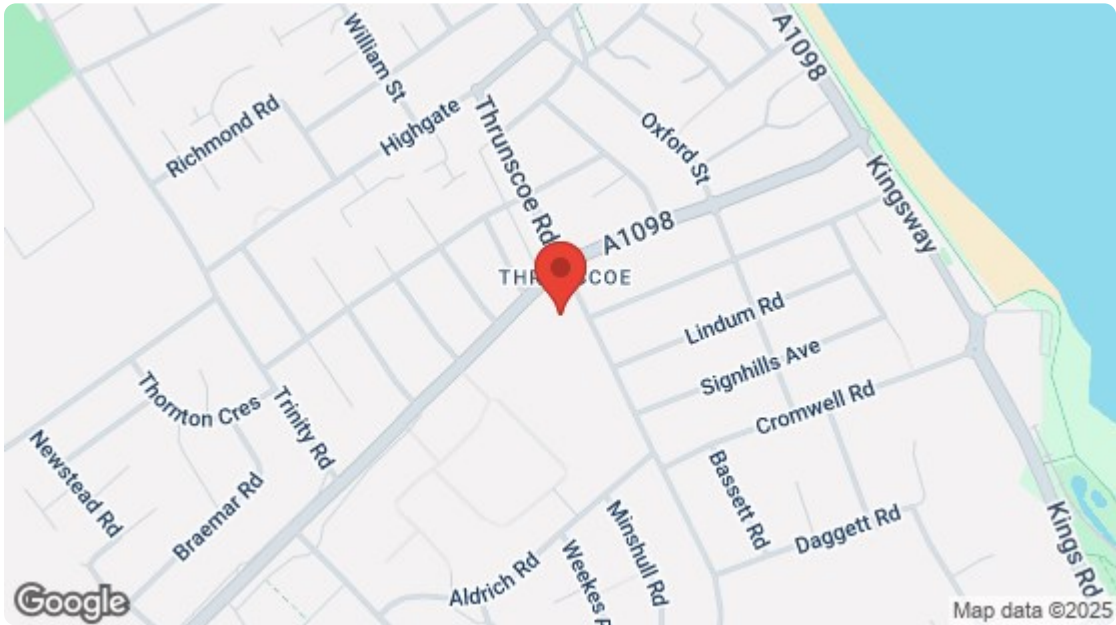
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.