



CROFTS ESTATE AGENTS

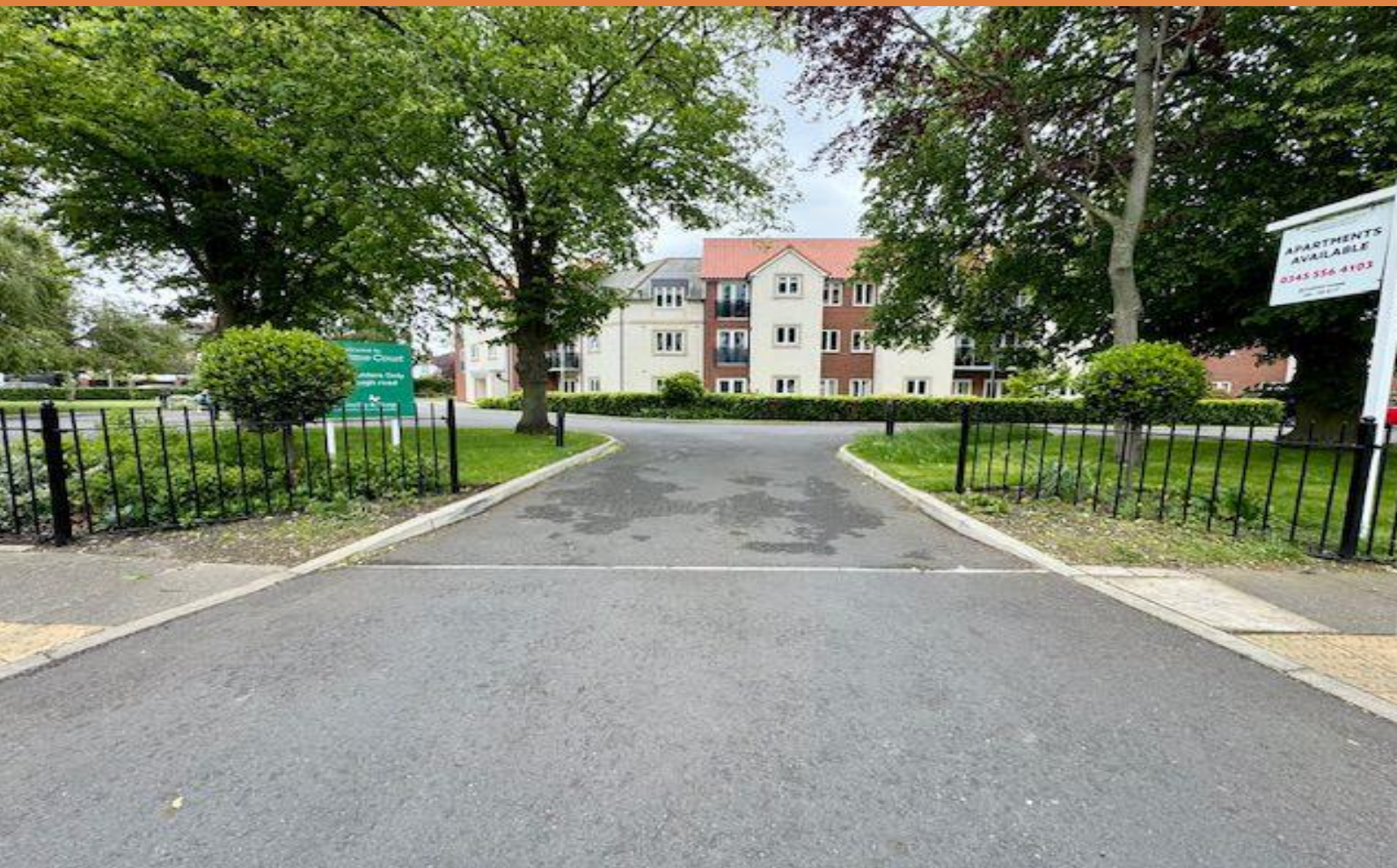
PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Flat 20 Maritime Court
Taylors Avenue
Cleethorpes
DN35 0AP**

**Offers in the Region Of
£250,000**

Coming to the market is this superbly appointed TWO BEDROOM purpose built first floor apartment by McCarthy Stone. In huge demand when first built Maritime Court continues to be in demand with first class communal areas, inside and out and first class 24 hour a day monitored care with pull cords in all of the rooms and on site 24 hour staff. The apartment has a simple but well thought out layout with large entrance hall with utility cupboard with washing machine in, spacious lounge dining room with French doors to balcony with glass balustrade. Separate kitchen with integral appliances, two large double bedrooms, with the main bedroom having walk in wardrobes and large shower room with spacious low threshold double shower and vanity sink and WC. Outside the property has superb grounds with immaculately kept gardens and patio areas to enjoy through the day.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance hall

8' 2" x 12' 2" (2.48m x 3.71m)

A spacious entrance hall has beige carpet, cream decor, ceiling light, solid wood front door to the corridor, storage cupboard, utility closet with plumbing and space for washing machine and wall heater.

Lounge / Dining room

18' 4" x 10' 10" (5.60m x 3.31m)

A spacious room has areas for both dining and lounging with uPVC French doors to the balcony, grey decor and feature wall, beige carpet, cream granite effect fireplace with electric fire, storage cupboard, electric heater and two ceiling lights.

Kitchen

7' 5" x 7' 9" (2.25m x 2.37m)

An angled kitchen has enough space for all that's required to create a master piece! Wood wall and base units are on three sides of the room with grey work tops, splash back returns and stainless steel sink drainer over. The kitchen has eye-line oven grill, electric hob with extractor over, uPVC window with blind, cream decor, cream tiled floor and ceiling light,

Bedroom One

15' 5" x 10' 1" (4.71m x 3.08m)

A large double bedroom with walk in wardrobe, uPVC window with blind, pale brown carpet, pale green decor, electric wall heater and pendant light.

Bedroom Two

13' 11" x 7' 5" (4.25m x 2.27m)

The second double bedroom has cream decor, beige carpet, uPVC window with blinds, pendant light and electric wall heater.

Shower room

5' 9" x 7' 2" (1.74m x 2.19m)

A large shower room has low threshold walk in shower with glass screen, pale grey splash back tiling. cream decor, vanity sink and WC, pale grey tiled floor, electric wall heater, chrome towel radiator, extractor and ceiling light.

Maritime Court information

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 camera door entry and 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.

Parking

Parking is available when spaces become available and can be rented out. There are also two visitors spaces.

Communal Lounge

The communal lounge is the hub of the building with owners gathering for meetings, classes and to meet visitors

Bin Store

Large internal bin store with recycling.

Community Mobility Storage

Owners can park their mobility aids in this ground floor door with automated entry door. This room is also a store for gardening equipment for any body wanting to potter in the garden.

Communal gardens

The gardens to this development are well looked after and are accessible on all sides with neat lawns, well stocked manicured borders. The the rear of the property there is a circular seating area with further outdoor seating to the rear of the communal lounge area



Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however
Crofts have not inspected or tested any of the services or service
installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are
strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please
view the website www.voa.gov.uk/cti

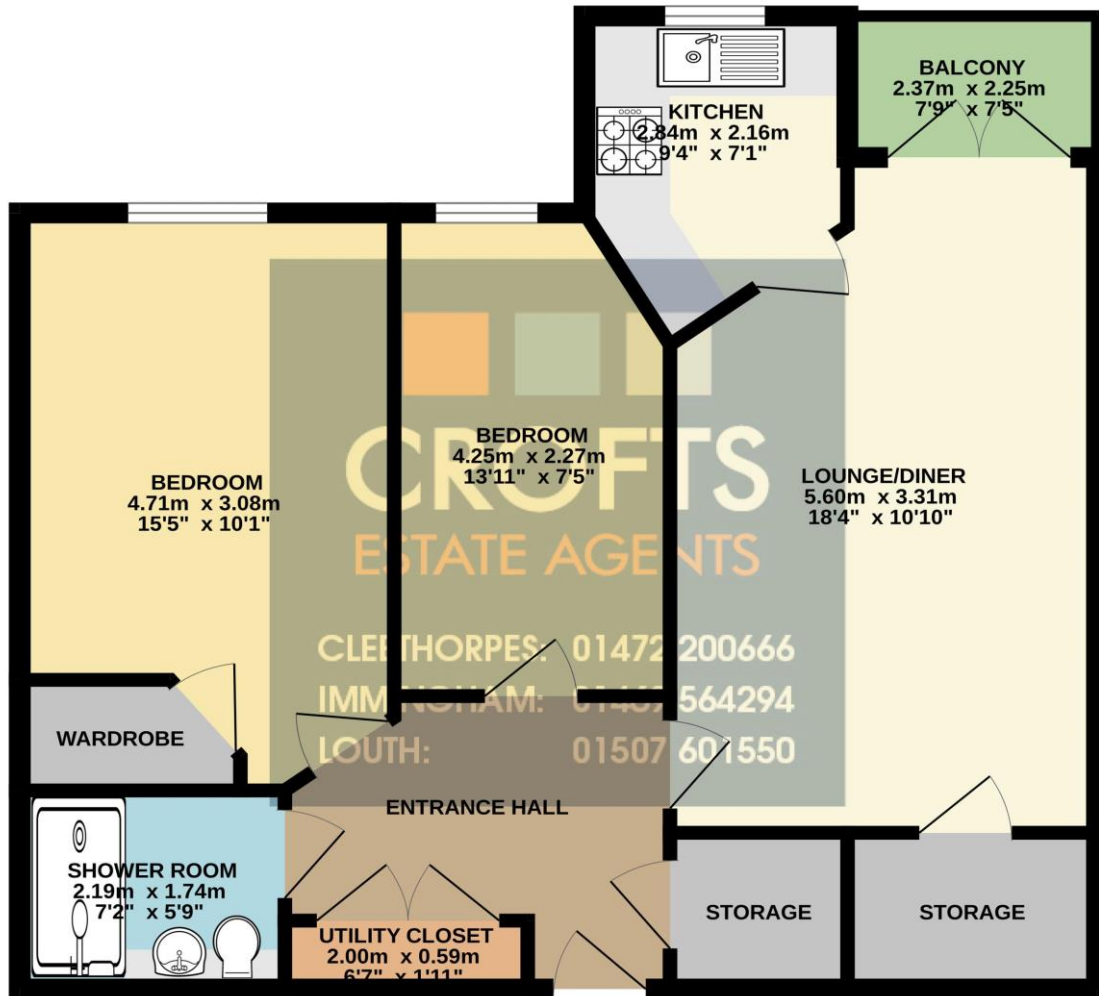




OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
64.1 sq.m. (690 sq.ft.) approx.



TOTAL FLOOR AREA : 64.1 sq.m. (690 sq.ft.) 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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