

Buy. Sell. Rent. Let.



\*Please note only part of this property is being sold

Taylors Avenue, Cleethorpes



When it comes to  
property it must be

  
lovelle



£257,000



Welcome to Maritime Court - a bespoke apartment complex designed exclusively for those aged 60 and above, offering an exceptional opportunity for seaside retirement living.

### Key Features

- Purpose Built Apartment
- Over's 60 Development
- Lounge with Balcony
- Modern Kitchen
- Two bedrooms
- Parking Available
- Close To Local Conveniences
- EPC rating B & Tenure: Leasehold





Welcome to Maritime Court - a bespoke apartment complex designed exclusively for those aged 60 and above, offering an exceptional opportunity for seaside retirement living.

Positioned in a tranquil coastal setting, Maritime Court provides a carefree lifestyle, liberating you from the burdens of external maintenance and gardening. Your peace of mind is further assured by the presence of a 24-hour emergency call system. The added convenience of a homeowner's lounge with a well-equipped kitchen area and a guest suite for your visitors makes this retirement community truly special.

As you step inside this two-bedroom, first-floor apartment, you will find it deserving of your personal inspection. The journey begins in the communal hallway, you have the choice of an elevator or a stairway to reach the first floor. Upon arrival, the first-floor communal hallway seamlessly leads you to your private front door and entrance hall. The apartment boasts a utility cupboard which houses the hot water boiler and has plumbing for a washing machine. The spacious lounge/dining room is graced with French doors which opens onto a charming balcony creating a wonderful space for year-round enjoyment.

The well-appointed kitchen is fully fitted with oven, hob, fridge and freezer. The master bedroom features a walk-in wardrobe, offering abundant storage space and additionally there is a further double bedroom. The contemporary shower room is equipped with a shower enclosure, wash hand basing and WC.

Heating within the apartment is efficiently managed by way of Economy 10 electric heaters, keeping you comfortable year-round. For those in need of parking, allocated spaces are available for an extra fee, offering additional convenience.

Maritime Court is not just an apartment complex; it's a lifestyle choice that combines comfort, security, and a serene coastal environment. Make this your new home and enjoy the retirement you've always dreamed of.

### Entrance Hall

3.69m x 1.76m (12.1ft x 5.8ft)

### Lounge

3.3m x 5.61m (10.8ft x 18.4ft)

### Kitchen

2.4m x 2.91m (7.9ft x 9.5ft)

### Bedroom

3.08m x 4.75m (10.1ft x 15.6ft)

### Bedroom

2.79m x 4.2m (9.2ft x 13.8ft)

### Bathroom

2.34m x 1.89m (7.7ft x 6.2ft)

## Council Tax Information

The Council Tax Band for this property is C. This information was obtained in October 2023 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## Services

All mains services are available or connected subject to the statutory regulations, with the exception of gas, We have not tested any heating systems, fixtures, appliances or services.

## Mortgage and Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How to Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

//

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.





## Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## Service Charge

- 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge £3,785.40 per annum (for financial year end 30th June 2024)

## Car Parking Permit Scheme-Subject To Availability

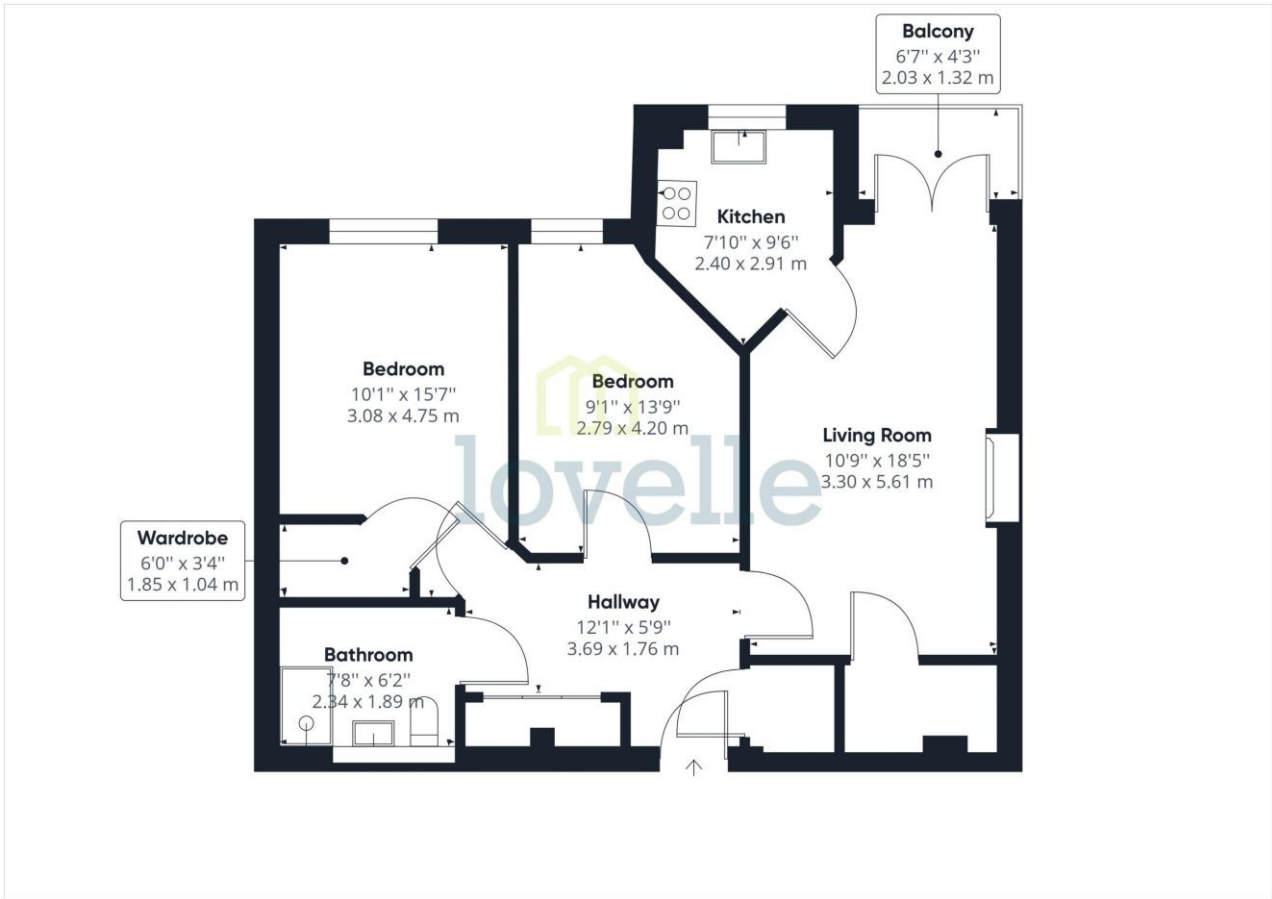
Parking is by allocated space, please check with the House Manager on site for availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis.

## Leasehold

999 years from 2018

Ground rent: £495 per annum

Ground rent review: Jan-31



When it comes to **property**  
it must be

**lovelle**

01472 812250

humberston@lovelle.co.uk

