



## Apt 15, Maritime Court Taylors Avenue Cleethorpes, North East Lincolnshire DN35 0AP

A great opportunity to purchase THIS TWO BEDROOM FIRST FLOOR APARTMENT built by McCarthy Stone and situated within Maritime Court which is 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, homeowners' lounge with kitchen area and a guest suite for visitors. The communal entrance leads to the first floor landing via lift/staircase to your own front door and private entrance hall, utility cupboard, lounge/dining room with French doors opening onto a SOUTH FACING balcony with views over the lovely communal gardens, fitted kitchen, two double bedrooms and a contemporary shower room/wc. Electric heating. Double glazing. Allocated parking available at an extra cost. Early Viewing highly recommended.

**Offers Over £195,000**

- CLOSE TO THE SEA THIS EXCLUSIVE DEVELOPMENT FOR THE OVER 60'S
- FIRST FLOOR APARTMENT
- SOUTH FACING BALCONY
- LOUNGE
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- LARGE SHOWER ROOM/WC
- AMPLE STORAGE
- SECURE ENTRANCE PROCEDURE
- RESIDENTS' LOUNGE/KITCHEN AREA



## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR COMMUNAL ENTRANCE

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

## RESIDENTS' LOUNGE

This fabulous lounge is available for a variety of uses which includes the residents' meeting for coffee, fish and chip suppers, birthday parties etc plus there are regular weekly sessions of organised events. In addition to the seating area there is a large dining table and a fitted kitchen with integrated appliances. A lift/staircase takes you up to the:-



## FIRST FLOOR LANDING

The communal first floor landing leads to the personal entrance of Apt 15.



## PERSONAL ENTRANCE HALL

The entrance hall is fitted with high quality internal doors and includes a double utility cupboard which has plumbing for automatic washing machine and houses the hot water tank plus a useful cloaks cupboard. Wall mounted electric heater and an assisted living intercom.



## LOUNGE (REAR)

18'2" x 10'8" (5.54 x 3.26)

This lovely bright and airy lounge has double glazed French doors which opens on the SOUTH FACING BALCONY, wall mounted electric heater and an assisted living intercom. The focal point of this room is the marble effect fire surround which is inset with an electric fire.



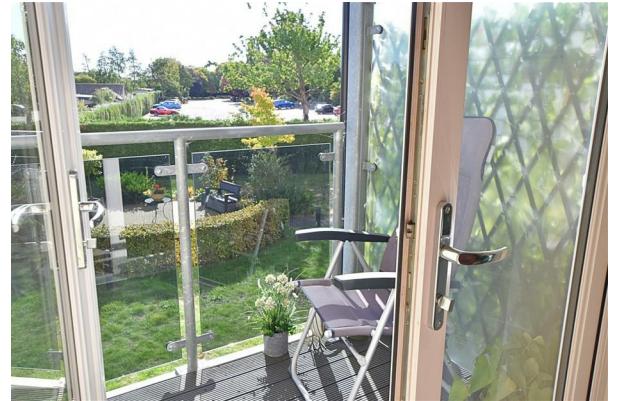
## LOUNGE



## LARGE WALK IN STORAGE AREA

4'5" x 6'9" (1.35 x 2.08)

## BALCONY PHOTO



## FITTED KITCHEN

7'9" x 5'10" (2.38 x 1.80)

Having a range of modern base and wall units incorporating an electric oven, hob with an extractor fan above, plus an integrated fridge and freezer. The contrasting dark work surfaces are inset with a stainless steel sink unit. Double glazed window. Tiled flooring.



## BEDROOM 1

15'7" max x 9'8" (4.75 max x 2.97)

This excellent sized principle bedroom has a double glazed window and a wall mounted electric heater. Walk in wardrobe.



## BEDROOM 1



## BEDROOM 2

13'9" max x 9'4" (4.20 max x 2.87)

Double glazed window. Wall mounted electric heater.



## SHOWER ROOM/WC

7'3" x 6'11" (2.21 x 2.13)

This contemporary styled shower room has a large walk in tiled shower area having a glass screen to the front, a wall mounted vanity unit including a semi recessed sink plus a low flush wc. The remainder of the walls are half tiled. Extractor fan. Heated towel rail.



## OUTSIDE

### COMMUNAL GARDENS

Maritime Court stands in well kept gardens which includes numerous seating areas.



## COMMUNAL GARDENS



## FRONT ELEVATION



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - B

## 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 £495.00 which will be reviewed during the term. Confirmation / verification has been requested. Please consult us for further details.

## 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

## SERVICE CHARGES

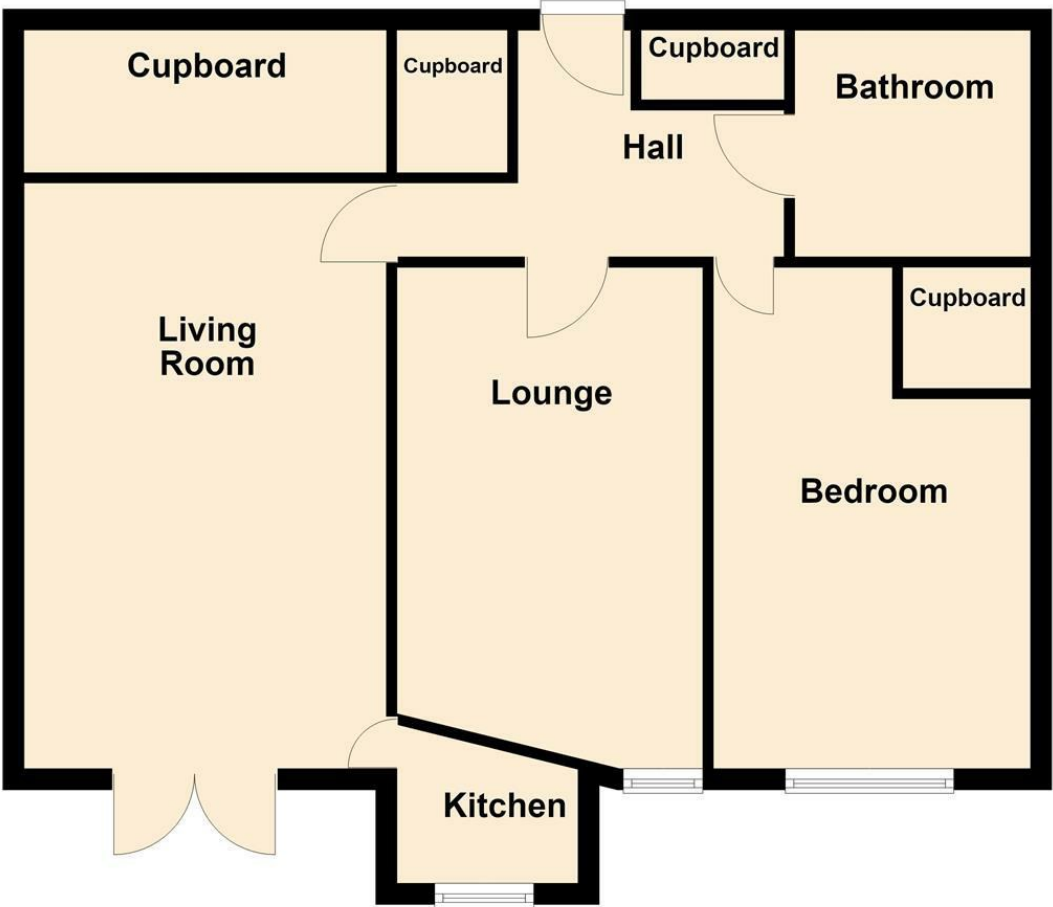
Service Charge – 2 Bed Apartment = £343.18 per month paid by monthly DDR (£4118.16pa).

Ground Rent - £495 per year invoiced 6 monthly= 2 x £247.50 invoices which are paid in full.

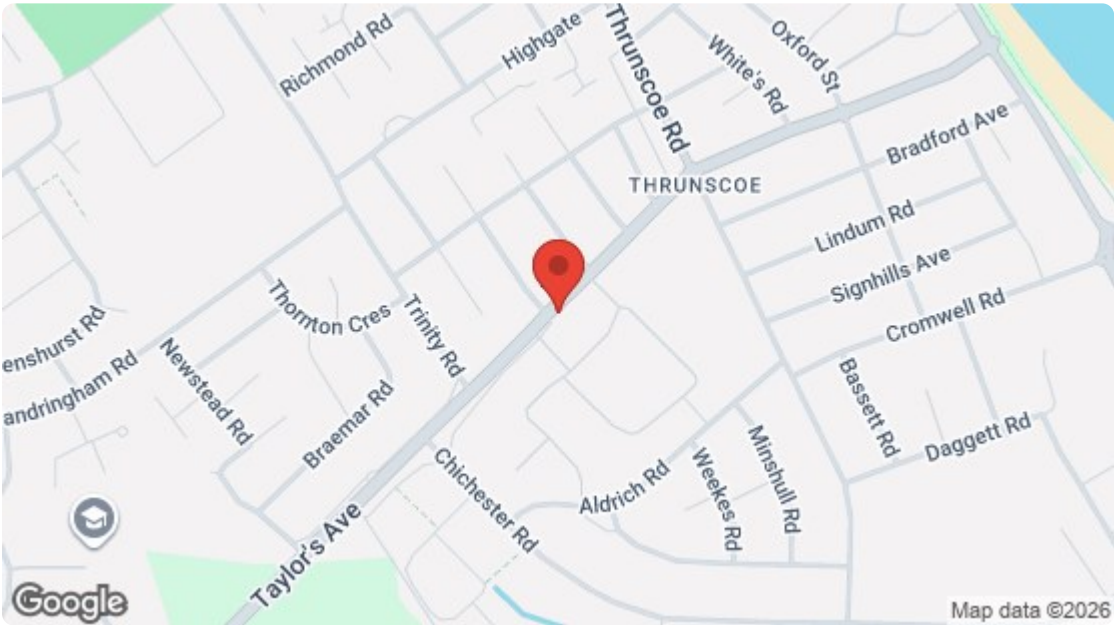
Car Parking space are available at £250 per year (Application to Maritime Court)

Ground Floor

Approx. 68.1 sq. metres (733.4 sq. feet)



Total area: approx. 68.1 sq. metres (733.4 sq. feet)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       | 86      | 88        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.