Joy Walker

ESTATE AGENTS



Apartment 5 Maritime Court Taylors Avenue

Cleethorpes, North East Lincolnshire DN35 0AP

We are delighted to offer a unique opportunity to purchase THIS TWO BEDROOM GROUND 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, homeowner's lounge with kitchen area and a guest suite for visitors. The communal hallway leads to your own front door and private entrance hall, utility cupboard, lounge/dining room with French doors opening onto a patio area overlooking the communal gardens. Fitted kitchen, two double bedrooms and a contemporary shower room/wc. Electric heating. Allocated parking available at an extra cost. Early Viewing highly recommended.

- OVER 60'S COMPLEX NEAR THE SEA
- GROUND FLOOR APARTMENT
- KITCHEN
- LOUNGE
- TWO DOUBLE BEDROOMS
- BATHROOM
- PATIO AREA
- ELECTRIC HEATING
- COMMUNAL LOUNGE
- 24 HR EMERGENCY CALL SYSTEM







£199,950

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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GROUND FLOOR
.

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

HOME OWNERS 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.



PERSONAL ENTRANCE
Accessed via a solid wood door with electric fitted mechanism for easy opening into the owners hallway.



HALLWAY
11'10" x 7'11" (3.61 x 2.43)
The welcoming hallway with carpeted flooring and electric wall mounted heater. Large cloaks cupboard having lighting and carpeted flooring.



LARGE STORAGE CUPBOARD
4'9" x 3'9" (1.47 x 1.16)
Generous built in cupboard housing the hot water cylinder and automatic washer dryer, fitted with shelving and lighting. Carpeted flooring.



LOUNGE

17'8" x 10'9" (5.41 x 3.29)

The lounge has uPVC double glazed French doors with perfect fit blinds, carpeted flooring and electric wall heater. Door leading to the kitchen.



LOUNGE



LOUNGE



LOUNGE



STUDY/STORE

6'10" x 4'9" (2.09 x 1.45)

Presently used as a store/study fitted with lighting and carpeted flooring.



KITCHEN

8'5" x 7'9" (2.58 x 2.38)

The kitchen benefits from a range of wood effect wall and base units with contrasting worksurfaces and matching upstands incorporating a stainless steel sink and drainer, electric hob, glass splashback and stainless steel chimney style extractor hood above, electric fan assisted oven and integrated fridge freezer. Finished with tiled floor and uPVC double glazed window to the rear aspect with blinds fitted.



KITCHEN



KITCHEN



BEDROOM ONE

15'9" x 9'10" (4.81 x 3.00)

The master bedroom has a uPVC double glazed window over looking the gardens and is finished with carpeted flooring, electric wall heater and large walk in wardrobe fitted with hanging rails and shelving.



BEDROOM ONE



BEDROOM TWO

13'7" x 9'2" (4.16 x 2.80)

The second double bedroom again has a uPVC double glazed window overlooking the gardens, carpeted flooring and electric wall heater.



BEDROOM TWO



SHOWER ROOM

7'3" x 6'8" (2.21 x 2.05)

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with glazed screen, low flush wc and vanity hand wash basin with handy storage. Finished with part tiled walls, tiled flooring, heated towel rail, wall mounted mirror, electric heater and extractor fan.



OUTSIDE

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The property enjoys a private patio area which is south facing and leads to the well maintained communal gardens. Ideal for a relaxing coffee in the sun.



COMMUNAL GARDENS



COMMUNAL GARDENS



REAR VIEW OF THE PROPERTY



REAR VIEW OF THE PROPERTY



FRONT BUILDING VIEW WITH PARKING



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)

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.

COUNCIL TAX BAND & EPC RATING

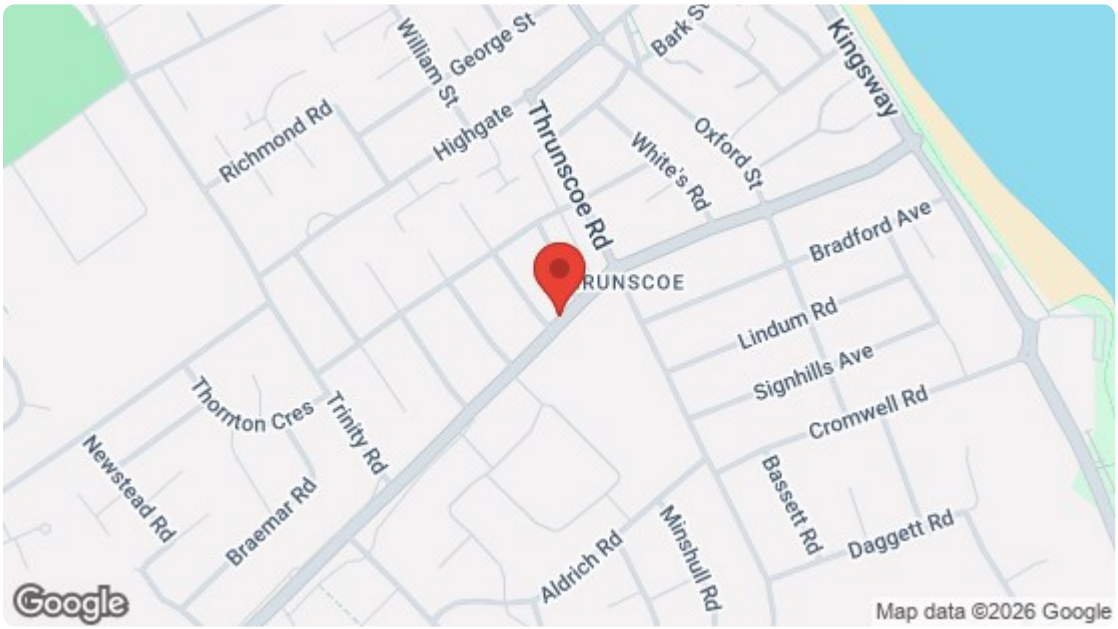
Council Tax Band - C
EPC - B

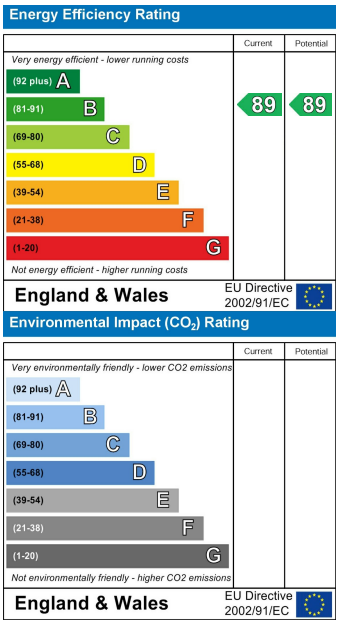
VIEWING ARRANGEMENTS

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





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.