

# MARTIN MASLIN

**2 COPPER BEECH COURT  
42 WALTHAM ROAD  
SCARTHO  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 2LZ**



A stunning ground floor apartment nearing completion forming part of this exclusive gated development in the heart of Scartho. Beautifully designed including a superb living kitchen, two bedrooms and two bathrooms whilst outside is a lovely private south-facing rear garden. This exceptional apartment combines cutting edge technology, equipped with the latest efficient heating, double glazing, solar panels and an intercom system. The accommodation includes a private Entrance Hall, an impressive modern open plan living kitchen with both centre island and dining area, and patio doors opening onto the rear garden. There is a large Shower Room and two Bedrooms including the principal bedroom with its own private ensuite shower room. This fabulous complex set within secure and landscaped grounds together with two allocated car parking spaces. An excellent opportunity not to be missed!

**£235,000**

**VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS**

## APARTMENT TWO

A large ground floor apartment with its own access, a spacious apartment together with a private garden and allocated parking.

### LIVING DINING KITCHEN

**11.40m (37' 5") x 4.80m (15' 9")**

A fabulous kitchen spanning the full width of the property. Featuring a good range of modern units in a choice of colours and designs and a range of built-in appliances. The room will be ideal for entertaining with sitting and dining areas and will be able to accommodate freestanding furniture.

### BEDROOM ONE

**4.50m (14' 9") x 4.20m (13' 9") MAX**

Currently designed as the principal bedroom with an Ensuite Shower Room.

### BEDROOM TWO

**4.50m (14' 9") x 4.20m (13' 9")**

Another good size double bedroom.

### SHOWER ROOM

**2.80m (9' 2") x 1.90m (6' 3")**

To be fitted with a shower, vanity unit and toilet.

### OUTSIDE

There will be a private hedged front courtyard garden with a pathway, a rear private South facing garden and private, allocated parking.

### GENERAL INFORMATION

Mains water, electricity and drainage are connected. Central heating will comprise of the latest energy efficient heating and the property will benefit from double glazed sealed unit windows in a smart cream finish. It falls within the jurisdiction of North East Lincolnshire Council (Tax Band to be determined upon completion). The tenure will be Leasehold - subject to Solicitors verification. There will also be a seven year builders warranty. Planning details can be found under the reference number DM/0669/23/FUL.

### VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

### LOCATION AND AMENITIES

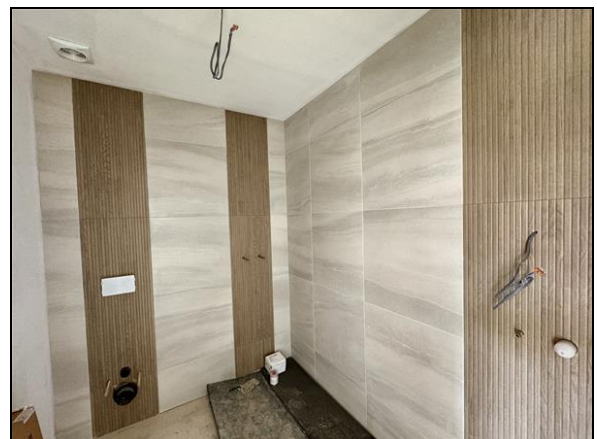
Copper Beech Court is found in this heart of Scartho offering a wide range of local shops, schools, pubs and a diverse range of local takeaways.



LIVING DINING KITCHEN



BEDROOM ONE



SHOWER ROOM



OUTSIDE



OUTSIDE



APARTMENT 2 CGI



APARTMENT 2 CGI



APRTMENT 2 CGI



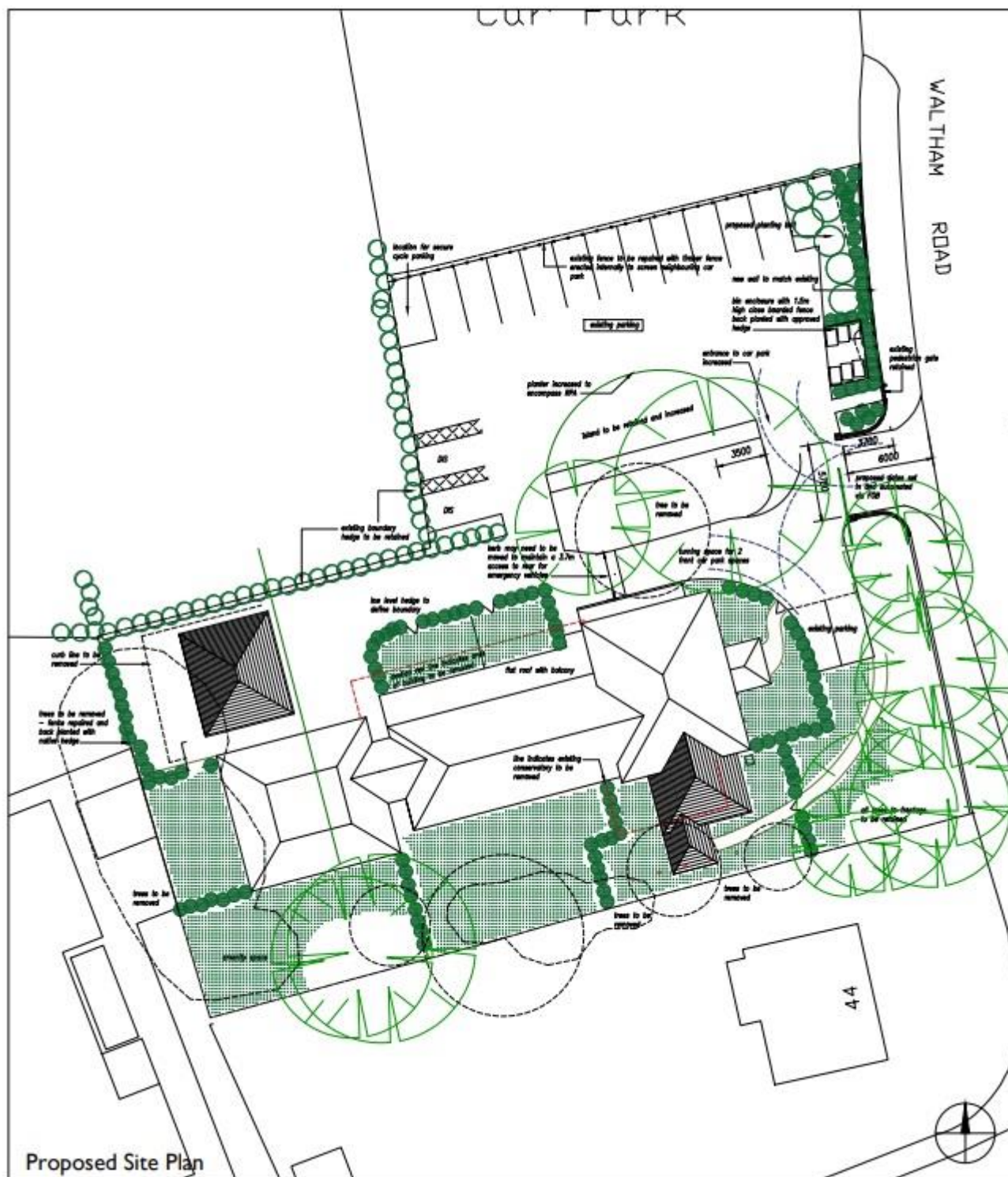
APARTMENT 2 CGI



SHOW HOME/APARTMENT 1



SHOW HOME/APARTMENT 1



**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



24074



Martin Maslin Estate Agents  
4/6 Abbey Walk  
Grimsby  
North East Lincolnshire  
DN31 1NB

T: 01472 311000 F: 01472 340200  
E: [office@martinmaslinestateagents.co.uk](mailto:office@martinmaslinestateagents.co.uk)  
[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

M619 Printed by Ravensworth 0870 112 5306