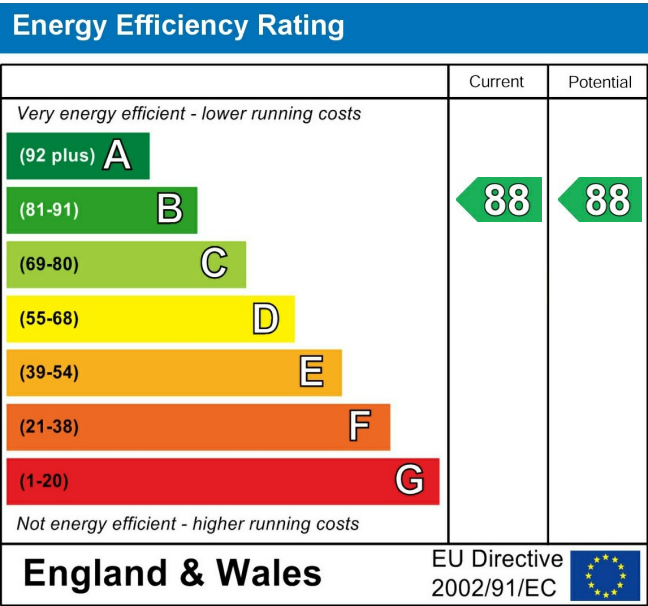
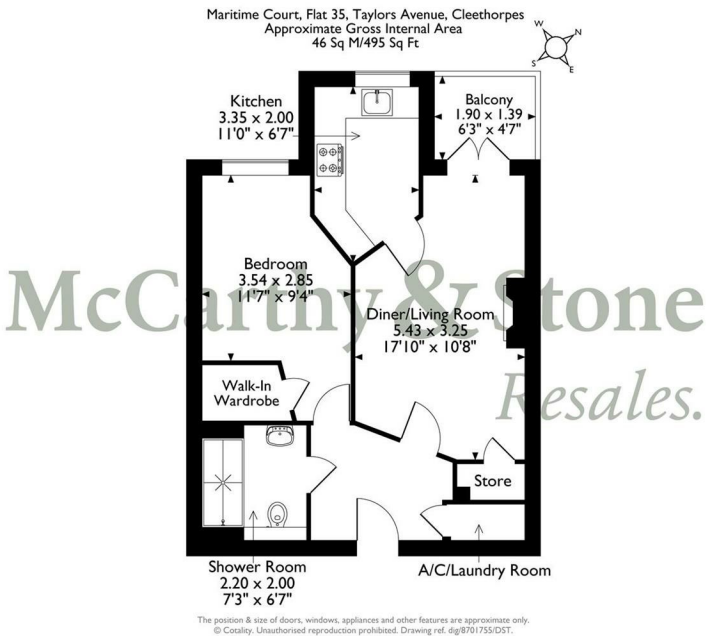




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35 Maritime Court

Taylors Avenue, Cleethorpes, DN35 0AP



Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 35 Maritime Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £165,000
Leasehold

☎ 0345 556 4104

✉ resales@mccarthyandstone.co.uk

🌐 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Second floor retirement apartment with a balcony
- A bright and well presented apartment
- West facing view from the balcony
- House Manager on-site, 24 hr Careline
- Close to shops, restaurants and other amenities, just 5 miles away Grimsby
- Pet friendly
- Guest suite for family and friends
- Homeowners lounge where social activities take place
- Solicitors, part exchange and removals quotes can be provided
- To view please call The Resales Team on 0345 5564104

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

35 Maritime Court, Cleethorpes

 1 |  1 | Asking price £165,000

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.

Local Area

Maritime Court is located in Cleethorpes, a modern thriving town, famed as a popular holiday resort on the East Coast. It offers a wealth of attractions, miles of sandy beaches and vibrant flower filled promenade all of which have been honored with many awards over the years. The town centre hosts a wide range of shops and amenities including several banks, a pharmacy, a wealth of cafes and bistros as well as a selection of convenience stores and a small supermarket. A large supermarket is located out of the town centre along Hewitts Avenue just 5 miles away Grimsby offers a further selection of shops and facilities.

Entrance Hall

Front door with spy hole leads to the entrance hall - the

24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing a washing machine. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and bathroom.

Lounge

A well-proportioned lounge with balcony overlooking communal gardens. There is ample space for dining and a feature electric fire and surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights, fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window overlooking communal gardens. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood, fitted dishwasher and integral fridge freezer.

Bedroom

A bright and spacious double bedroom with a walk-in wardrobe housing rails and shelving. Ceiling lights, TV and phone point.

Bathroom

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

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 annual service charge is £2,876.65 for the financial year ending 30/06/2027.

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.

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

Lease Information

Lease: 999 years from 1st Jan 2016
Ground rent: £425 per annum
Ground rent review: 1st Jan 2031

