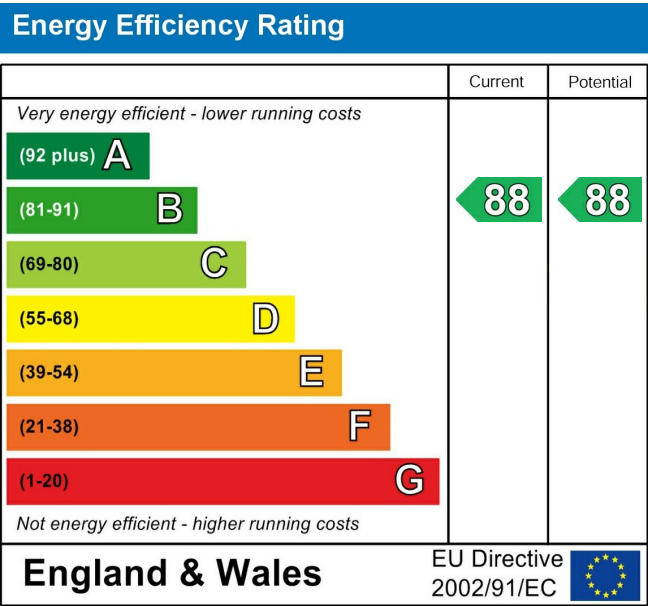
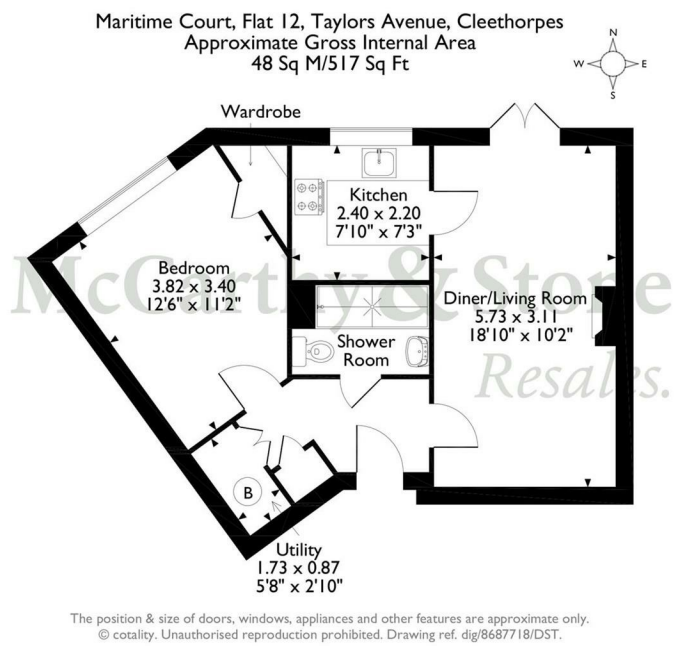




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Registered in England and Wales No. 10716544



## 12 Maritime Court

Taylors Avenue, Cleethorpes, DN35 0AP

1 1 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 12 Maritime Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £169,999  
Leasehold

0345 556 4104  
 [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)  
 [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

### Why you'll love living here:

- North facing energy efficient apartment
- Patio area to enjoy the sunshine
- Ground floor apartment
- Close to shops, restaurants and other amenities, just 5 miles away Grimsby
- Pets are welcome
- House manager onsite during office hours
- Homeowners lounge where social activities take place
- Guest suite for family and friends
- 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

# 12 Maritime Court, Cleethorpes

 1 |  1 | Asking price £169,999

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 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 honoured 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, short distance from the apartment. Just 5 miles away Grimsby offers a further selection of shops and facilities.

### Entrance Hall

A Power Assisted front door with spy hole leads to the large 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 with plumbing for an automatic 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 shower room and to a storage cupboard with shelving.

### Lounge

A bright and spacious living room with a double glazed French door that leads to a patio area. There is ample space for dining and space to install a feature electric fire and surround with dedicated power supply. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

### Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with complementary work surface. Stainless steel sink with mono lever tap, drainer. Newly installed Eye level NEFF Hide and Slide oven, ceramic hob, cooker hood and newly installed frost free integral fridge freezer and integrated dishwasher.

### Bedroom

A bright and airy double bedroom with door to walk-in wardrobe housing shelving and hanging rails. TV and telephone points, Sky/Sky+ connection point, one ceiling lights, fitted carpets and raised electric power sockets.

### Shower Room

Fully tiled and fitted with suite comprising of a walk in shower with glass screen. 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.

### Leasehold

999 years from 1st Jan 2016  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2034

