



Apt 9 Maritime Court Taylors Avenue Cleethorpes, North East Lincolnshire DN35 0AP

**** DRASTICALLY REDUCED **** Maritime Court is a beautifully designed, exclusive apartment development for the over 60 is deal for those seeking a relaxed lifestyle by the sea. Offering true peace of mind, residents benefit from no external maintenance or gardening responsibilities, along with the added reassurance of a 24-hour emergency call system, an on-site house manager during working hours, a welcoming homeowners' lounge with kitchen facilities, and a guest suite for visiting family and friends. This well-presented one-bedroom ground floor apartment is not to be missed and must be viewed internally to be fully appreciated. Accessed via a well-maintained communal hallway, the property features its own private entrance hall, a handy utility cupboard, and a bright and spacious lounge/dining room with French doors opening onto a delightful patio area overlooking the attractive communal gardens. The apartment also offers a fitted kitchen, a generous double bedroom, and a stylish contemporary shower room/WC. Additional benefits include electric heating and the option of allocated parking at an extra cost. A viewing is highly recommended to fully appreciate the lifestyle and accommodation on offer.

Offers In Excess Of £145,000

- OVER 60'S COMPLEX BY THE SEA
- GROUND FLOOR APARTMENT
- SPACIOUS LOUNGE
- FITTED KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- COMMUNAL GARDENS
- ELECTRIC HEATING
- SMALL PATIO AREA
- 24 HR EMERGENCY CALL SYSTEM



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

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



HOMEOWNERS 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 HALL

Approached via secure wood effect entrance door with electric fitted mechanism for easy opening. into the hall with generous built in cupboard housing the hot water cylinder and plumbing for a washing machine (the washing machine is included in the sale).

LOUNGE

17'9" (max) x 10'8" (max) (5.43m (max) x 3.26m (max))

Double glazed French doors give access to the patio area. Electric fire suite with wood effect surround and log effect electric fire. Electric wall heater. Generous built in storage cupboard.



LOUNGE

Additional photo



KITCHEN

7'8" x 6'1" (max) (2.35m x 1.87m (max))

Fitted with a range of wood effect wall and base units with contrasting work surface incorporating the stainless steel sink unit with mixer tap. Built in appliances include the electric hob and oven with extractor unit over and fridge freezer. Tiled flooring. Double glazed window to the front.



DOUBLE BEDROOM

15'1" (11'10") x 9'3" (4.62m (3.61m) x 2.84m)

Double glazed window to the front, electric wall heater. Built in walk in wardrobe with a range of hanging rails and shelving.



DOUBLE BEDROOM

Additional photo



SHOWER ROOM

7'2" x 5'7" (2.19m x 1.72m)

Walk in fully tiled glass shower cubicle with mains supply shower, wash hand basin inset into dedicated vanity unit with useful storage cupboards underneath and low flush w/c. Tiling continues to splash back areas. Wall mounted electric heater and heated towel radiator.



OUTSIDE

The complex stands in well kept communal gardens which the residents have full use of throughout the year.



COMMUNAL GARDENS



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 £425.00 which will be reviewed during the term. Confirmation / verification has been requested. Please consult us for further details.

SERVICE CHARGES

Service Charge – 1 Bed Apartment = £213.94 per month = invoiced 6 monthly £2567.28 but paid by monthly DDR
Ground Rent - £425 per year invoiced 6 monthly= 2 x £212.50 invoices which are paid in full.
Car Parking - £250 per year invoiced 6 monthly = 2 x £125 invoices which are paid in full.

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

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - B



Floor Plan

Floor area 50.0 sq. m. (538 sq. ft.) approx

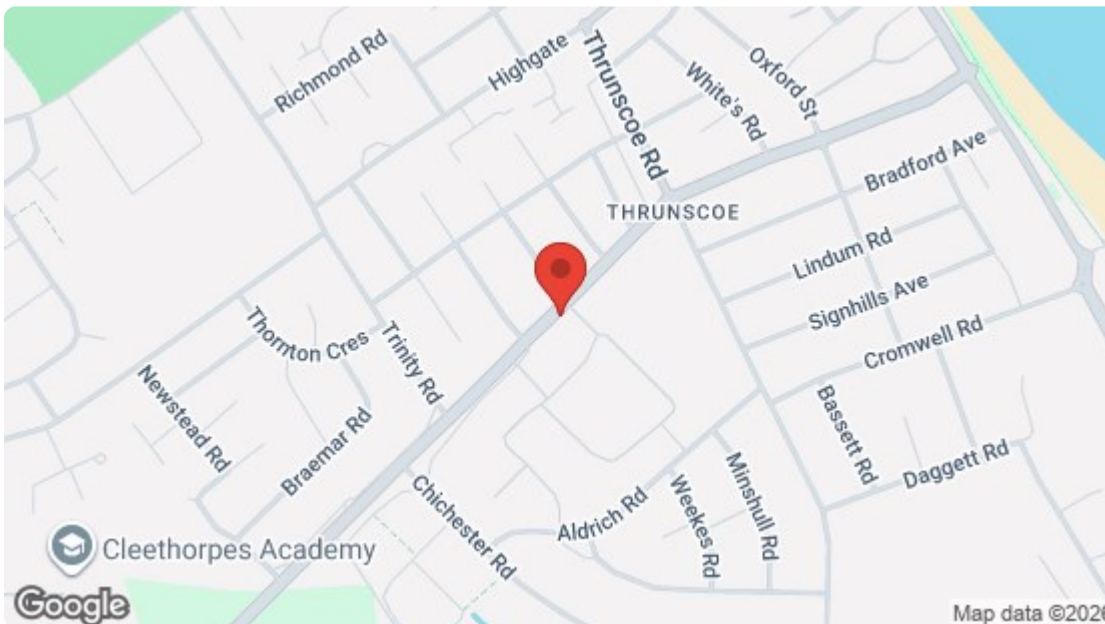
Total floor area 50.0 sq. m. (538 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale.

Any measurements, floor areas (including any total floor area), openings and orientation are approximate.

No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement.

No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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