Excellent

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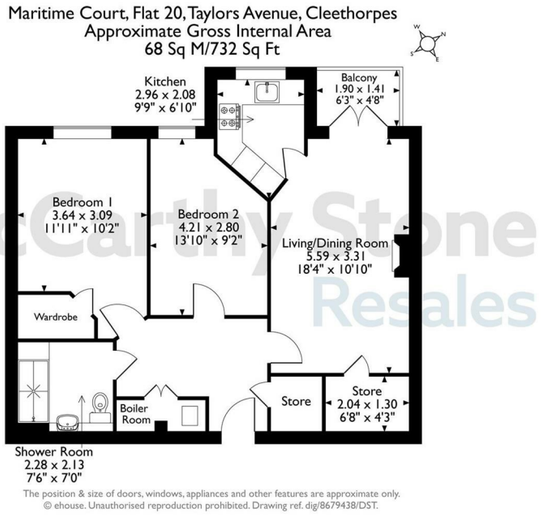
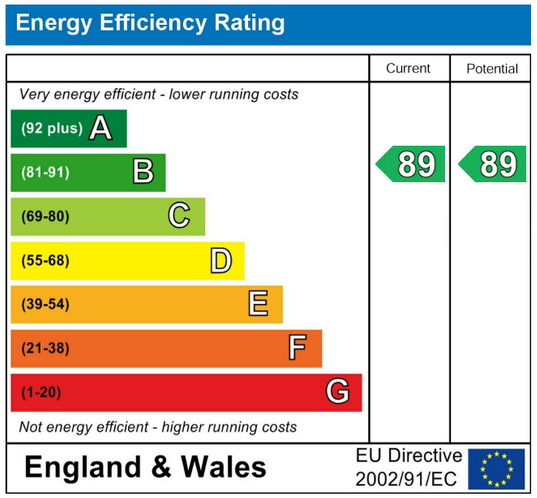
McCarthy & Stone
Resales.





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

20 Maritime Court

Taylors Avenue, Cleethorpes, DN35 0AP

2 | 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 20 Maritime Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £199,999
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom retirement apartment
- First floor with west facing balcony
- House Manager on-site, 24 hr Careline
- Homeowners communal lounge
- Guest suite for friends and family
- Mobility scooter store
- Part Exchange Available
- Please call McCarthy and Stone Resales to view on 0345 556 4104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

20 Maritime Court, Cleethorpes

2 | 1 | Asking price £199,999

Maritime Court

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 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. 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, bedrooms and shower room.

Lounge

A spacious lounge with the benefit of double glazed opening door leading to a balcony. 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 and raised electric power sockets. Door leading to a storage cupboard with shelving and additional 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 work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above which overlooks communal grounds. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom

Double bedroom with door to walk-in wardrobe housing shelving and hanging rails. TV and telephone points, Sky/Sky+ connection point, ceiling light, fitted carpets and raised electric power sockets.

Bedroom Two

A second bedroom with TV and telephone points, ceiling light, fitted carpets and raised electric power sockets.

Shower Room

Fully tiled and fitted with suite comprising of level access double 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 change is £4,315.01 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, please check with the House Manager on site for availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis.

Leasehold

999 years from 1st Jan 2018
Ground rent: £495 per annum
Ground rent review: 1st Jan 2031