



Apt 20, Maritime Court Taylors Avenue Cleethorpes, North East Lincolnshire DN35 0AP

Situated within easy access of the beach is this TWO BEDROOM FIRST FLOOR APARTMENT built by McCarthy Stone which is situated within Maritime Court an exclusively designed complex for the over 60's therefore being ideal for retirement by the sea. Stress free from worries of external maintenance and gardening and having security of a 24 hour emergency call system, a dedicated house manager on site during working hours, a homeowners' lounge including a kitchen area plus a guest suite for visitors. The accommodation of the apartment includes: A communal entrance and lift which leads up to a communal first floor entrance giving access into your own private entrance hall, utility cupboard, lounge/dining room with access to a private balcony having views over Taylors Avenue, integrated fitted kitchen, two double bedrooms and a contemporary styled shower room/wc. Electric heating. Double glazing. Allocated parking available at an extra cost. NO FORWARD CHAIN.

- OVER 60'S RETIREMENT COMPLEX CLOSE TO SEAFRONT
- FIRST FLOOR APARTMENT
- LOUNGE WITH BALCONY OVERLOOKING TAYLORS AVENUE
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM/WC
- ELECTRIC HEATING
- DOUBLE GLAZING
- OWNERS COMMUNAL LOUNGE
- BEAUTIFUL GARDENS

£219,000



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

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

HOME OWNERS LOUNGE

This spacious, bright and airy home owners lounge is available for a variety of uses including, fish n chips suppers, coffee mornings etc with regular weekly sessions of organised events. Turn to the left along the ground floor hallway to the lift to the upper floors.



FIRST FLOOR COMMUNAL ENTRANCE HALL

This well decorated and carpeted communal first floor entrance hall has electric wall heaters and lighting leads in Apartment 20 via a solid wooden entrance door.

PERSONAL ENTRANCE HALL

12'2" x 8'0" max (3.71 x 2.46 max)

Approached via a solid wood door with an electric fitted mechanism for easy opening into the owner's private entrance hall. Electric wall mounted heater. Spacious cloaks/storage cupboard.



LARGE UTILITY CUPBOARD

Double oak doors gives access to this walk in storage cupboard has power and electric light together with plumbing for an automatic washing machine and houses the hot water cylinder.

LOUNGE (FRONT)

18'4" x 10'9" (5.59 x 3.30)

With views over Taylors Avenue, this excellent sized lounge has double glazed french door opening onto a small balcony having space for a small table and two chairs. The lounge two ceiling light points and an electric wall heater. The focal point of this room is the small fire surround inset with an electric fire. Ample space for a small dining table and chairs. Double french doors opens onto a small balcony with views over Taylors Avenue.



LOUNGE (FRONT)



LOUNGE



VIEWS FROM THE BALCONY



LARGE WALK IN STORE CUPBOARD

Situated at the rear of the lounge is another large walk in storage cupboard ideal for the storage of suitcases, vacuum cleaner, iron board etc

KITCHEN (FRONT)

7'9" x 5'9" (2.38 x 1.76)

Fitted with a range of dark wood effect base and wall cupboards incorporating an integrated fridge and freezer together with a built in electric oven and hob with an extractor fan above. The contrasting dark work surfaces are inset with a stainless steel sink unit. Double glazed window to the front elevation. Tiled flooring.



BEDROOM ONE (FRONT)

15'8" x 10'1" (4.79 x 3.08)

This excellent sized main bedroom has a double glazed window to the front elevation and an electric wall heater.



BEDROOM ONE



WALK IN WARDROBE

6'0" x 3'5" (1.85 x 1.05)

Fitted with open hanging and shelving space.



BEDROOM TWO

13'10" x 9'2" (4.22 x 2.80)

Double glazed window to the front elevation and electric wall heater.



SHOWER ROOM

7'7" x 6'11" (2.32 x 2.12)

This excellent sized shower room is fitted with a large walk in shower area having grab handles and a glass screen to the front, a wall hung vanity unit and a low flush wc. The walls behind the shower area are fully tiled together with the remaining walls tiled to dado height. Tiled flooring. Heated towel rail and a small wall mounted electric heater. Extractor fan.



OUTSIDE

COMMUNAL GARDENS

The complex stands in well maintained gardens which includes seating areas situated close to the communal lounge. To the front of the complex are the residents' and visitors car parking spaces.



COMMUNAL GARDENS



REAR VIEW OF THE COMPLEX



SERVICE CHARGES

Service Charge – 2 Bed Apartment = £343.18 per month paid by monthly DDR (£4118.16pa).

Ground Rent - £495 per year invoiced 6 monthly= 2 x £247.50 invoices which are paid in full.

Car Parking space are available at £250 per year (Application to Maritime Court)

TENURE - LEASEHOLD

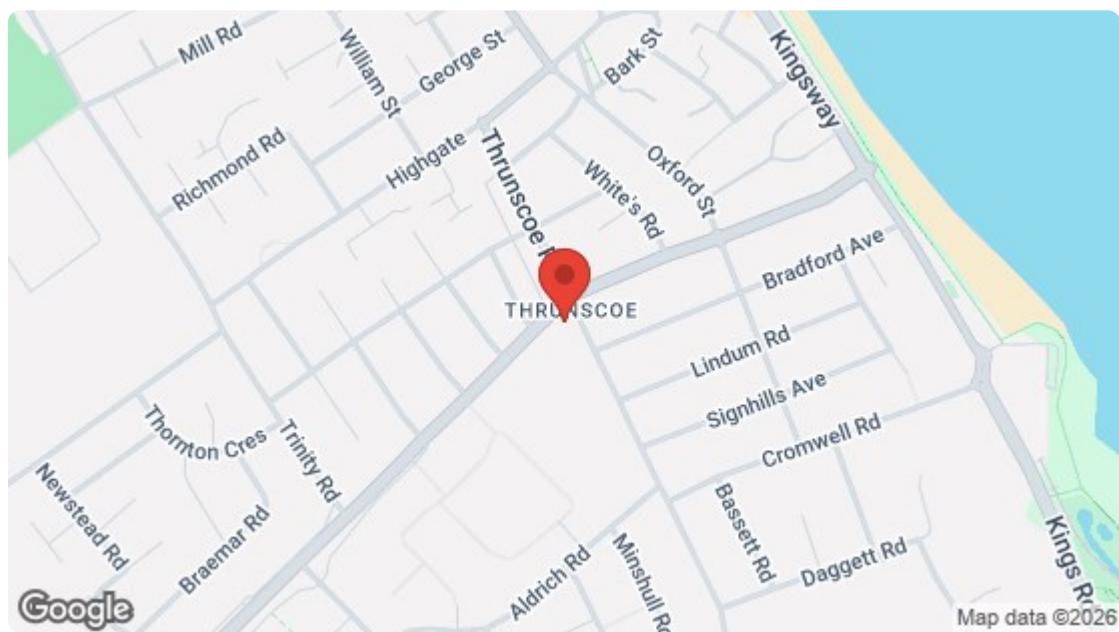
We are informed by the seller that the tenure of this property is Leasehold for a period of 999 years from 2016 with an annual ground rent of £495.00 which will be reviewed during the term. Confirmation / verification has been requested. Please consult us for further details.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	89	89
(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.