



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

9 Kingsley Court  
Kingsley Road  
Westward Ho  
Bideford  
Devon  
EX39 1JB

**Asking Price: £117,500 Leasehold**



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)

9 Kingsley Court, Kingsley Road, Westward Ho, Bideford, Devon, EX39 1JB

## AN ATTRACTIVE, RECENTLY REFURBISHED GROUND FLOOR APARTMENT



- 1 Bedroom with En-suite
- Bright, open-plan Living Room
- Brand new Howdens Kitchen
- Exclusively for purchasers aged 55 years & over
- Located near to Westward Ho! Beach, a vibrant mix of restaurants, shops, cafés & bars
- Lift access, residents' parking & on-site weekday warden
- No onward chain



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**This is an exciting opportunity to acquire an exceptionally attractive 1 Bedroom Ground Floor apartment offering comfort and security for purchasers aged 55 years and over. Kingsley Court is a grand historic building ideally situated in the popular seaside village of Westward Ho! Westward Ho! is an up-and-coming coastal destination with a glorious sandy beach and a vibrant mix of restaurants, shops, cafés and bars. Close by is the Royal North Devon Golf Course, the oldest in England and widely regarded as one of the finest in the UK.**

**Kingsley Court is exceptionally well kept and maintained, benefiting from an on-site, hands-on warden working 5-days a week. There is plentiful residents' parking and a lift serving the building for added convenience. The apartment, itself, has recently been refurbished to a very high standard and features an open-plan Living Room / Kitchen with abundant natural light streaming through 4 UPVC double glazed windows. The Kitchen is fully fitted and includes brand new Howdens units and worktops together with a built-in oven and hob, along with an integrated undercounter fridge and freezer. The Living Room has a newly fitted carpet and a useful shelved recess ideal for display pieces.**

**The En-suite Bedroom is also of generous size, newly carpeted and benefits from 4 large double glazed windows, creating an appealing and uplifting space. A door leads to the En-suite Shower Room, which has also been refurbished and includes a large double shower enclosure, a close couple WC and wash hand basin.**

**The apartment is for sale with no onward chain. For those currently in rented accommodation who may wish to explore purchasing options, we can put you in contact with a financial adviser who will be happy to discuss what may be available to you.**

#### **Agents Note**

There is the balance of a 125-year lease which began in 1988

Service Charge / Management Fee = £392.69 per month

Ground Rent = £52.00 per annum

#### **What's included in the Management Fee of Kingsley Court**

**1.** Building managed by FirstPort, UK's largest professional management company. **2.** Over 55's only accommodation – safe peaceful area with quiet surroundings. **3.** On site hands-on Development Manager working 5 days a week 9am – 1pm. **4.** Buildings Insurance. **5.** Laundry Room – full use of communal washing and drying facilities. **6.** Guest Room available in Kingsley Court for visiting friends and family – cost is £30 1 person per night / £35 2 people per night. **7.** Tenants can use other FirstPort Managed development guest rooms UK wide (over 1,000), subject to availability and bookings to be made through Kingsley Court Development Manager (cost as above). **8.** Electricity and heating cost in communal areas. **9.** Water and Sewerage rates. **10.** Window Cleaning – The windows are cleaned every 2 months. **11.** Communal Area Cleaning. **12.** Grounds / Garden Maintenance. **13.** Lift Maintenance – Lifts are serviced throughout the year. **14.** Lift Monitoring Service – This is the cost of the monitoring centre charges. **15.** Fire System Maintenance – Fire Extinguishers. **16.** Intercom door entry system connected to every flat. **17.** Fire Emergency Systems run by OpenView. **18.** General Maintenance – this pays for day-to-day work on the building. **19.** Planned Maintenance – this may include: roof inspection, flat roof & gutter clean, window service, communal fan clean, laundry drain clean, clean & treat laundry floor, check communal mains water valves, portable electrical appliance test, clear external surface water drains, rodent control contract, foul pump maintenance. **20.** Redecoration contribution – this is based on a realistic assessment of anticipated costs for internal and external redecoration of communal areas every 5 years as necessary

#### **Owners Are Responsible For:**

**1.** Council Tax payments for their property. **2.** Contents Insurance. **3.** Apartment electricity costs – i.e. heating (this is small as the building is heated as part of the management fee), lighting etc. The property may be used as a full time or second home but may not be used as a holiday let  
On the seaward side of Kingsley Court is a terrace from which the wonderful sea views can be fully enjoyed. There is also a large parking area – the use of which is for residents only.

#### **Council Tax Band**

A – Torrridge District Council

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Floor Plan  
Floor area 54.1 sq.m. (583 sq.ft.)



Total floor area: 54.1 sq.m. (583 sq.ft.)  
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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Directions

From Bideford Quay proceed towards Northam bypassing the village and continue onto Atlantic Way. Upon entering the one-way system, take the first left hand turning onto Kingsley Road. Take the sharp left hand turning approaching Kipling Court and continue along this road passing Kingsley Terrace on your right hand side. Proceed a little way along further to where Kingsley Court will be situated on your right hand side. One of our agents will meet you at the front of the property and show you inside.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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