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Changing Lifestyles

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

Asking Price: £127,500 Leasehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

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

AN EXCEPTIONALLY ATTRACTIVE UPPER FLOOR APARTMENT FOR PURCHASERS AGED 55 YEARS & OVER



- 2 Bedrooms
- Spacious Living / Dining Room
- Separate Kitchen with built-in electric oven, ceramic hob, extractor canopy & fridge / freezer
- Well-presented Bathroom
- Redecorated & refloored throughout
- No onward chain
- On-site, hands-on warden
- Plentiful residents' parking
- Lift serving the building
- Glorious sandy beach & a vibrant mix of restaurants, shops, cafés & bars within walking distance



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This is an exciting opportunity to acquire an exceptionally attractive 2 Bedroom upper 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-maintained, benefiting from an on-site, hands-on warden working five days a week. There is plentiful residents' parking together with a lift serving the building for added convenience. The apartment itself has recently been redecorated and refloored throughout in a contemporary neutral colour scheme, creating a bright, stylish home that is ready to move straight into. The spacious Living / Dining Room provides ample room for both lounge and dining furniture and enjoys a pleasant outlook, making it an ideal space for relaxing or entertaining. The separate Kitchen is well-appointed with a range of modern fitted units and worktops and incorporates a built-in electric oven with a ceramic hob and extractor canopy over, together with an integrated fridge / freezer. There are 2 Bedrooms, with the principal bedroom being particularly spacious and offering excellent room for a range of bedroom furniture. The second bedroom is equally versatile and would make an ideal guest bedroom, hobby room or study. Completing the accommodation is a well-presented Bathroom accessed from the landing, fitted with a bath, WC and wash hand basin.

The apartment is offered to the market with the distinct advantage of having 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 the options available to you.

Council Tax Band

A – Torridge District Council

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.

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Artificial Intelligence

Some images in this listing have been digitally altered using A.I. for presentation purposes, including virtual furnishing. These images are intended to help illustrate how the property could look when furnished. No changes have been made to the property's layout, structure, windows, doors, flooring, tiling, kitchen units, fixtures or fittings. Furniture and decorative items shown in A.I.-altered images may not be included in the sale or present at viewing.

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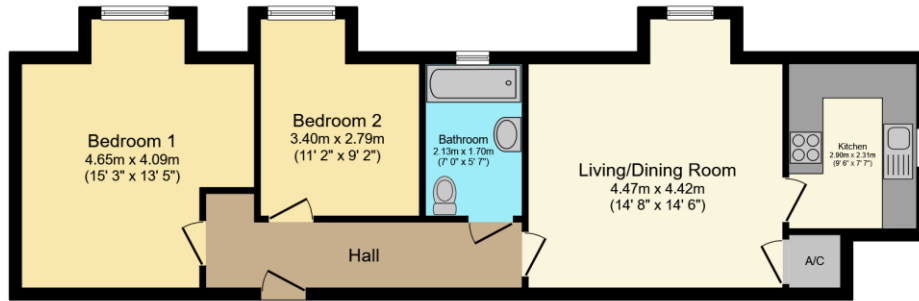
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Have a property to sell or let?

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.



Floor Plan

Total floor area: 64.0 sq.m. (689 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.ie



EPC TO FOLLOW

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.

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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