



**10 ROWENA, WESTWARD HO, EX39 1JB**

**£199,950**

Located within walking distance of the beach & amenities, a generously proportioned 2 double bedroom apartment enjoying sea views whilst offering recently renovated accommodation including new kitchen & bathroom together with a spacious lounge and the benefit of gas fired central heating.



10 Rowena will be found offering spacious & well proportioned accommodation, recently renovated to include a new kitchen & bathroom together with redecoration throughout and new floor coverings.

Sea views are enjoyed from the spacious lounge and one of the bedrooms whilst the apartment is served by newly installed gas central heating with combination boiler.

Located within walking distance of the long sandy beach and nearby village amenities, No10 presents an excellent opportunity for those seeking a coastal lifestyle or second home for those seeking an escape from busy the rigours of city life.

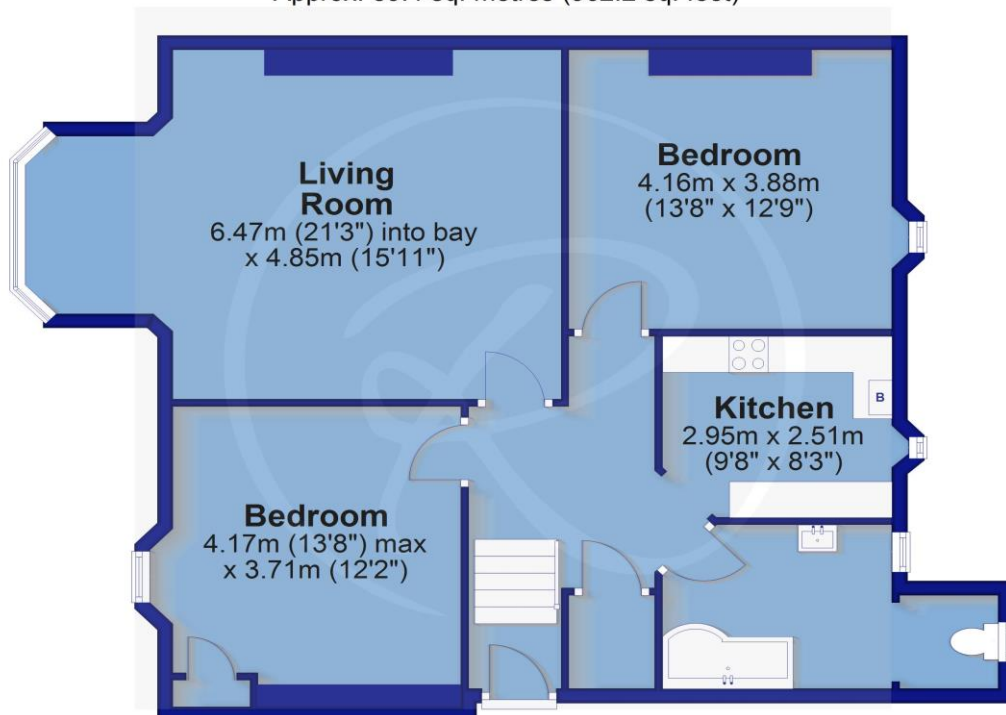
Tenure: Leasehold - The balance of a 200 year lease commencing 1976 (151 years remaining). There is currently a service charge of £110 per month in contribution to the buildings maintenance & insurance costs.

Agents Note: There are a number of flats to be sold by the freeholder, with the intention thereafter to offer a share of the freehold to each respective leaseholder (equating to a 1/11th shareholding).

**Services:** All mains services are connected  
**Energy Performance Certificate:** D (60)  
**Council Tax:** BAND A (£1666.87 per annum)



Approx. 89.4 sq. metres (962.2 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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The Property Ombudsman

