

9 Kingsley Court

Kingsley Road, Westward Ho, Devon, EX39 1JB



PRICE: £119,995

Lease: 125 years from 1988

Property Description:

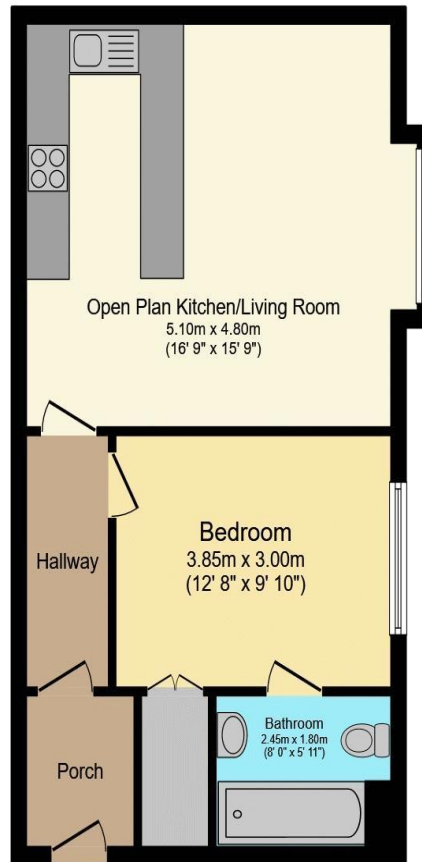
A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT Kingsley Court is a building converted into apartments designed for the active retired. The development occupies an elevated position that affords coastal views from many of the properties. It is a condition of purchase that residents are over the age of 55 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

Communal Laundry Room
Sea views from many apartments
Guest Suite
Minimum Age 55
Lift

Lease 125 years from 1988



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 50.7 m² (546 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/01/25

Annual Ground Rent:

£52.00

Ground Rent Period Review:

Tbc

Annual Service Charge:

£3,864.89

Council Tax Band:

A

Event Fees:

0% Transfer

1% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.