

## **9 Kingsley Court**

**Kingsley Road, Westward Ho, Devon, EX39 1JB**



**PRICE: £100,000**

**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  
Service Charge £4085.37 Ground Rent  
£52.00

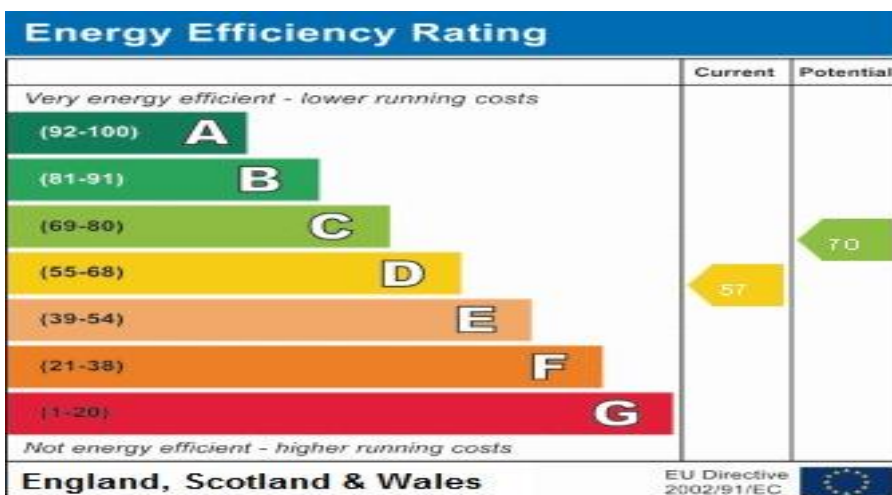


**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 50.7 m<sup>2</sup> (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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**For Financial Year Ending:**

**31/01/26**

**Annual Ground Rent:**

**£52.00**

**Ground Rent Period Review:**

**Tbc**

**Annual Service Charge:**

**£4085.37**

**Council Tax Band:**

**A**

**Event Fees:**

**0% Transfer**

**1% Contingency**

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