



Apartment 11, Nassau Court
Merley Road, Westward Ho!, Devon EX39 1GZ

Guide Price £425,000

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Arguably one of the best positioned apartments in this frontline development. A stunning first floor 3 bedroom, 2 bath/shower rooms (1 en-suite), apartment with direct sea views from the main living space and master bedroom, both of which open onto a large and wide balcony. These properties are fitted to a high standard and include, a fully fitted kitchen with granite work surfaces, utility room, bathroom, secure underground dedicated parking, and a lift to all floors. Great holiday rental potential (approximately £30k to £40k gross per annum) or large enough to use as a principal home.

This exclusive development of 28 apartments was constructed approx. 19 years ago, situated in a unique position right on the coastline and is within a short stroll of the village, beach, pubs and restaurants.

Westward Ho! is a popular seaside resort famous for its pebble ridge and long promenade, along with approximately three miles of lovely sandy beach. Behind the pebble ridge lies Northam Burrows Country Park, and The Royal North Devon Golf Club. Local amenities in the centre of Westward Ho! offer a good range of shopping facilities, restaurants, cafés and public houses.

There are two accesses to the building, the first is the secure pedestrian access and the second is the vehicular access via electronically controlled gates which leads to the allocated parking space. From the underground parking level, doors lead to the lifts and stairs where this apartment can be found on the first floor.

Apartment Interiors by Daheim UK

- White skirting and architraves
- Smooth painted white ceilings
- Smooth painted walls
- Oak front doors and oak internal doors with polished and brushed chrome fittings
- Electric thermostatically controlled skirting heating with booster wall heating pads.
- Electric hot water system
- Oak timber flooring to entrance hall and living/dining areas.
- Fitted carpet to bedrooms
- Fitted wardrobes to Bedrooms 1 & 3.
- Hall cupboard with additional hanging space.

Kitchen

- Contemporary styled kitchen designed and supplied by Commodore Kitchens of London
- Stainless steel 1½ bowl sink with chrome mixer tap and fitted with waste disposal unit
- Brushed chrome bar handles to cabinet doors and drawers
- Appliances include: electric hob; electric fan; fully integrated dishwasher, freezer (utility room) and integrated microwave oven.

Bathroom/Shower Rooms

- Bathroom and shower rooms include sanitary ware by Starch 3
- Separate resin stone shower tray
- White steel bath chrome taps and wall mounted hand shower, fittings from the Hansgrohe range supplied by C.P. Hart, London
- Wall mounted heated towel rails to bathroom & en-suites.
- Extractor fan

- Under floor heating to bathroom, shower room and utility room.

Electrics and Internal Lighting

- Low voltage down lighters and pelmet lighting to kitchen
- White sockets and light switches
- Telephone point to living/dining room
- Terrestrial TV aerial points to the reception/living area, master bedroom and kitchen
- Satellite TV point to the living/dining area (satellite service provided but Sky subscription not included)

Security and Safety

- Colour video entry phone system
- Smoke detector to hall
- Secure dedicated underground parking
- Water sprinkler system to all apartments, common areas and car park

Communal Areas

- Glazed solid core entrance door with polished and brushed chrome fittings
- Carpeted stairs and landings
- Lift to first floor

Apartment Measurements

Living/Dining/Kitchen Area
27'9" (8.48m) x 14'6 (4.42m)

Utility Room
Space for appliances.

Master Bedroom
13' 2" (4.02m) x 13'7" (4.13m)

Bedroom 2
12' 6" (3.83m) x 10'4" (3.17m)



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Bedroom 3 **9'8" (3.06m) x 7'1" (2.17m)**

Services: Mains water, electricity and drainage, electric skirting boards and under floor heating system. Recently updated mechanical ventilation system providing fresh air into the whole apartment.

Lease Details: The property is held with the remainder of the 999 year lease. Approx. 19 years expired

Annual Ground Rent: £511.41

Annual Service Charge: Approx £3600.43 /annum inc. water and buildings insurance. March 23 - March 24 Also includes refuse collection.

Energy Performance Certificate: C

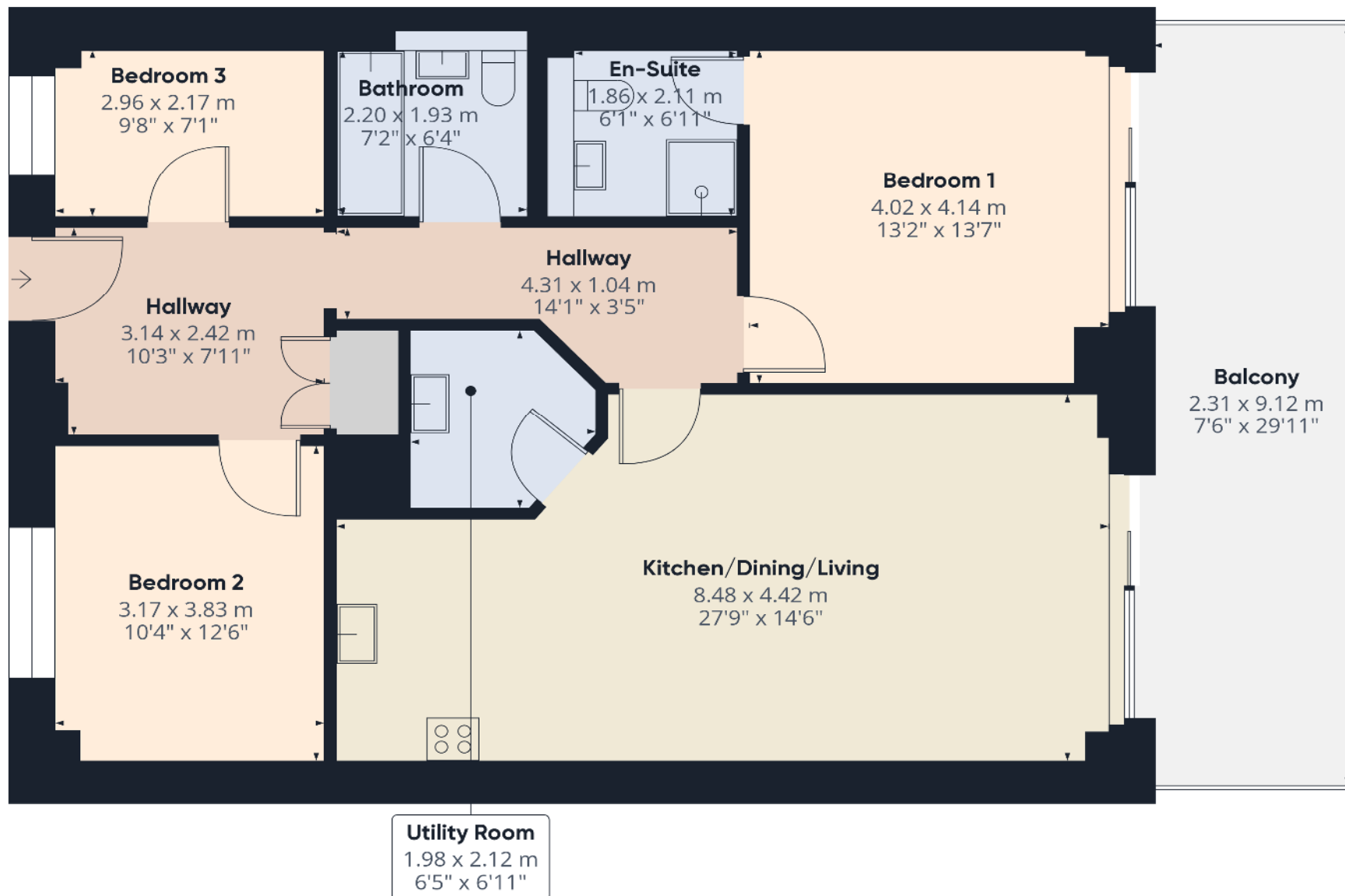
Council Tax Banding: Business Rated (nil)

Directions

Proceed from Bideford with the river on your right, towards Northam passing Morrisons supermarket. On reaching the Heywood roundabout continue straight across following the signs to Northam, Westward Ho! and Appledore. Continue into Westward Ho! follow the one way system until you reach the fork in the road, take the left. After a short distance turn right into Merley Road. Continue along this road for a short distance, taking the first right hand turning following the road round to the bottom and then round to the left which then leads to the side of Nassau Court. The property is approached by secure gated entrance to underground parking, space 12.







Approximate total area⁽¹⁾

95.69 m²

1030.01 ft²

Balconies and terraces

20.92 m²

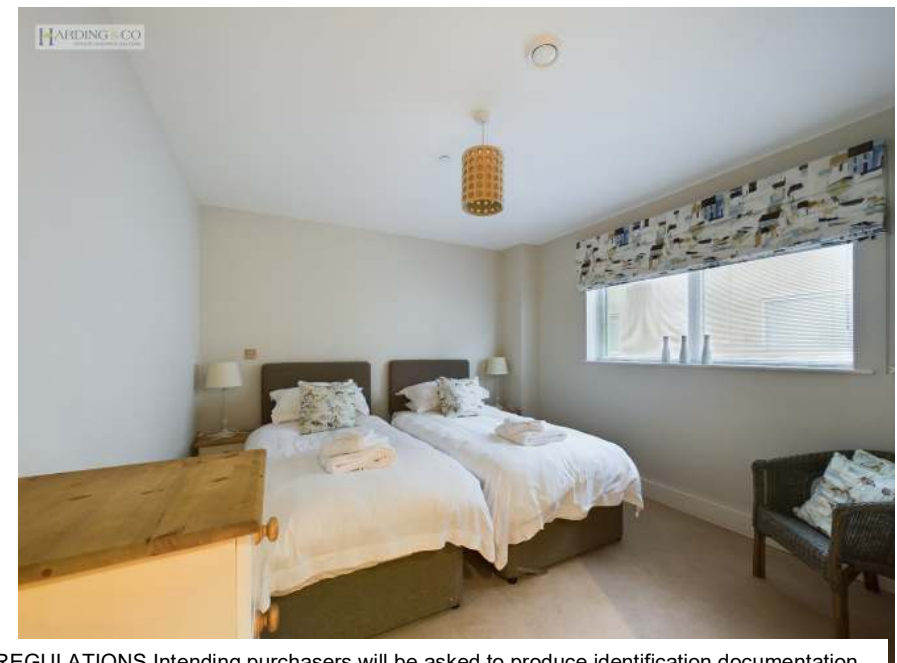
225.18 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted

