



## 11 Kingsley Court Westward Ho! EX39 1JB

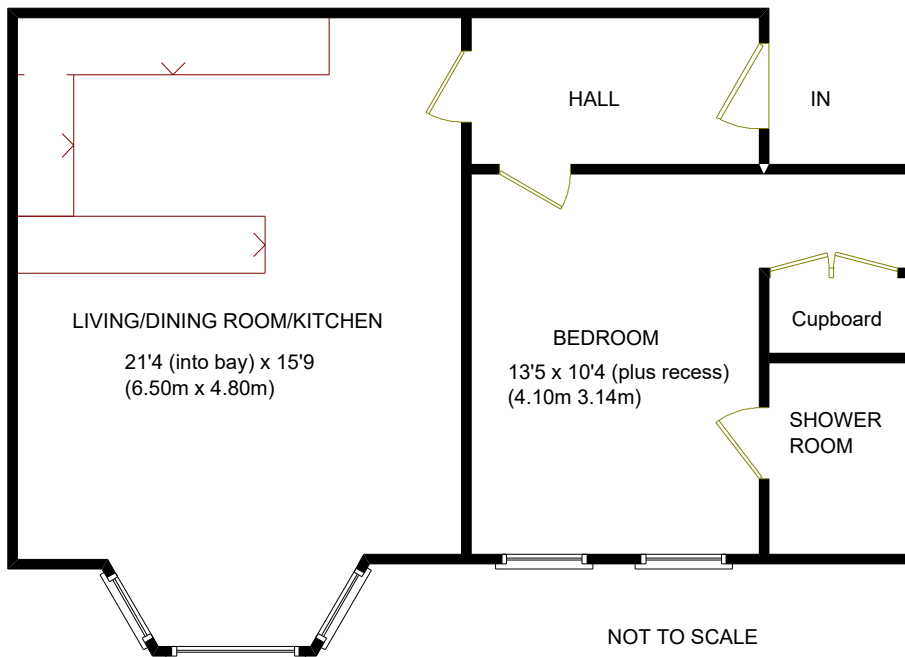
**HARDING & CO**  
ESTATE AGENTS & VALUERS

- Spacious 1 Bedroom Apartment for Over 55's
- Open-Plan Living Room/Kitchen
- Bedroom with En-Suite Shower Room
- Sea Views From Living Room & Bedroom
- On-Site Manager
- Walking Distance to Amenities & Beachfront
- Off Road Parking & Communal Gardens

**Price Guide: £119,950 (No Chain)**







- Owners Responsible for Council Tax, Contents Insurance & Apartment Electricity (small as most of the cost is covered by management Fee).
- Water & Sewerage Rates
- Electric and Heating in Communal Areas.
- Building managed by the UKs largest professional management company, First Port.
- Service Charge 2025: £4,412.20
- Ground Rent: £52 per annum
- Lift Monitoring System



Invicta House, The Pill, Kingsley Road,  
Bideford EX39 2PF

t: 01237 476544

f: 01237 422722

e: [bideford@hardingresidential.com](mailto:bideford@hardingresidential.com)

[www.hardingresidential.com](http://www.hardingresidential.com)

HB95 Ravensworth 01670 713330



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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