



Flat 3, 2 New Quay Street  
Appledore, Devon EX39 1LU

Price Guide £199,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A stunning and spacious 2<sup>nd</sup> floor apartment within level walking distance of the village centre offering a glorious outlook towards the picturesque Quay and the beautiful estuary. With 2 large bedrooms, a large open plan lounge and dining area with the fantastic views plus there is a high-quality integrated kitchen connected to this space plus a modern bathroom. This would make an ideal holiday let property or a bolt hole.

This property owns a 25% share of the freehold and contributes £50.00 into an overall fund any potential jobs towards the building.

Appledore is a quaint port and ship building village with a most picturesque quayside and narrow cobbled streets providing a range of amenities including, a mini Supermarket, Primary School, Library, places of worship, and a wide selection of Galleries and Craft Shops, together with many Pubs and Restaurants. Other nearby villages include Northam, with its Burrows Country Park offering many attractive walks, and Westward Ho! with its sandy beaches and championship Golf Course.

**Services:** All main services connected. Gas fired central heating. UPVC double glazing.

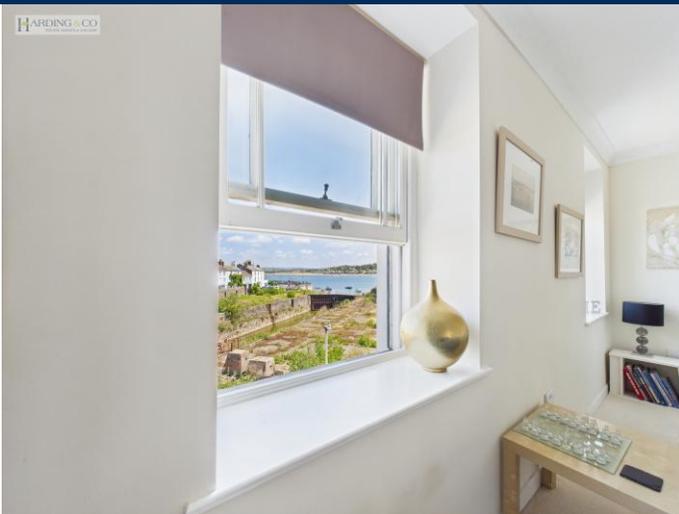
**Energy Performance Certificate:** tbc

**Council Tax Banding:** A

**Tenure:** 25% Share of Freehold (£50.00 per month which contributes to building maintenance)

**Remainder of a 999-year lease £10 per annum ground rent.**

**Directions:** From Bideford Quay proceed along Kingsley Road to Heywood roundabout, take the second exit straight across signed Northam and Appledore, follow this road and turn right toward Appledore into Churchill Way, continue along this road into the village, bear right into New Quay Street.





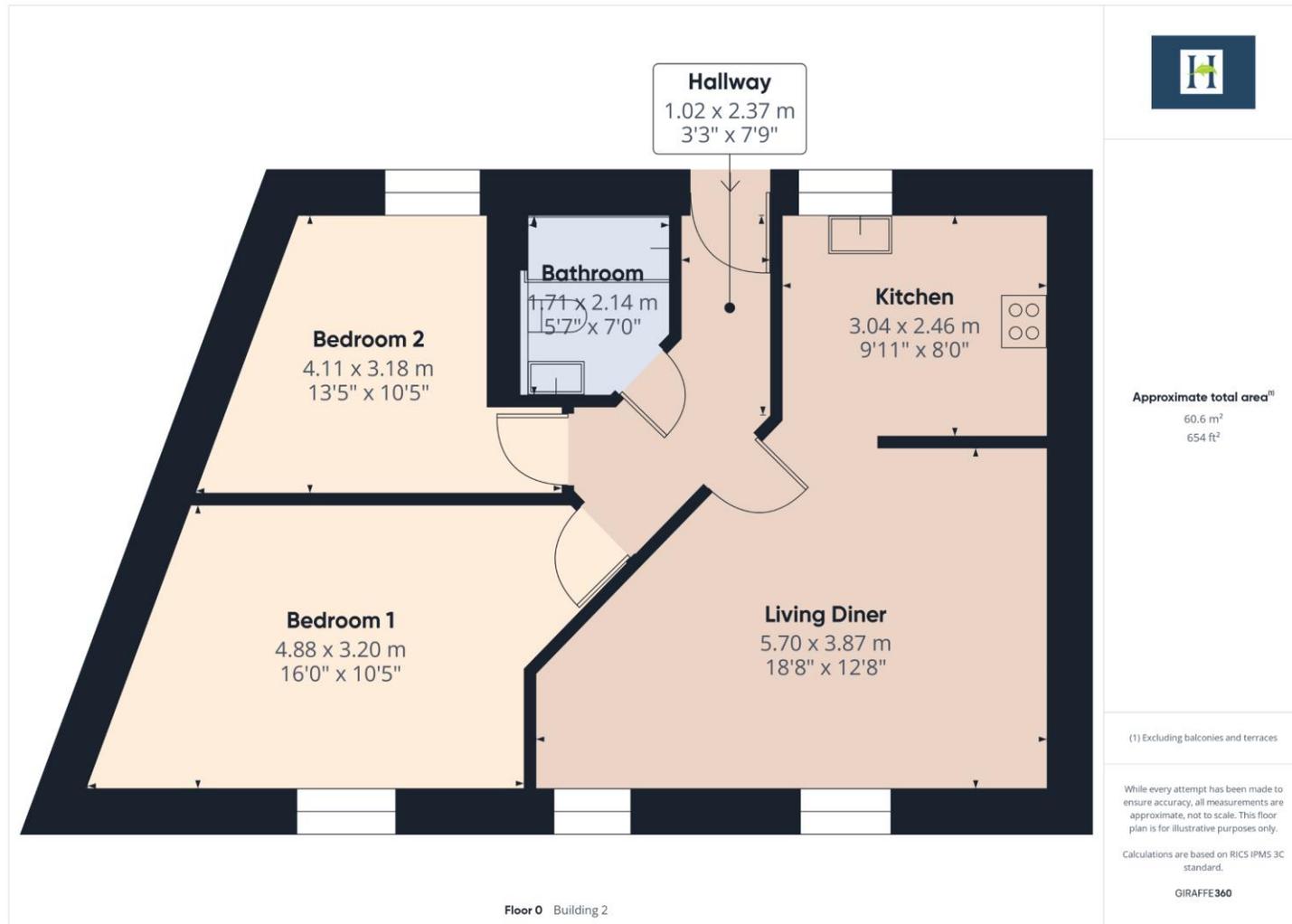
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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will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

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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