



## 9 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 Bathroom
- On-Site Manager
- Walking Distance to Amenities & Beachfront
- Off Road Parking & Communal Gardens

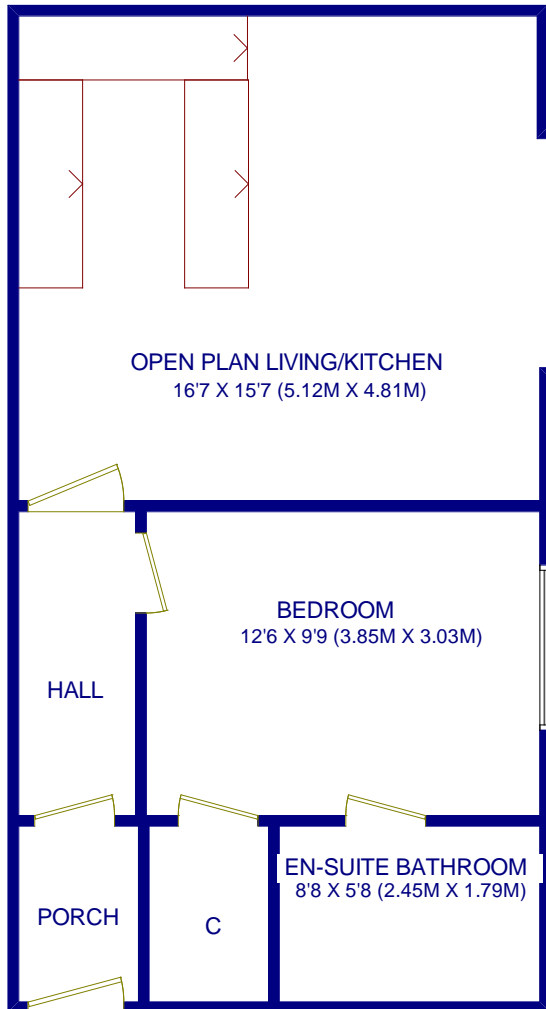
Price Guide: £119,950 (No Chain)



**Services:** Gas Central Heating, Mains water & electric  
**Energy Performance Certificate:** D  
**Council Tax Banding:** A

**Service Charge:** 1<sup>st</sup> February 2022 to 31<sup>st</sup> January 2023 £3,075.

**Outside & Parking:** The property provides residents off-road parking (non allocated) and communal gardens which is mainly lawn plus a clothes drying area.



IN COPYRIGHT HARDING & CO 2023  
NOT TO SCALE

- 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.

Bridgeland House, Bridgeland Street  
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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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