



Apt 6, Nassau Court

Merley Road, Westward Ho!, Devon, EX39 1GZ

Price Guide £425,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A stunning ground floor 3 bed (1 en-suite) apartment with direct sea views from the main living space and bedroom 1, both opening onto a large wide balcony. Fully fitted kitchen with granite, utility room, bathroom, secure underground parking. Great holiday rental potential.

This is an exclusive development of 28 apartments in a unique position right on the coastline with secure underground parking 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 lays 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.

### 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 second 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.

### Apartment Interiors by Daheim UK

- White skirting and architraves
- Smooth painted white ceilings
- Smooth painted khaki mist walls
- Oak front doors and oak internal doors with polished and brushed chrome fittings
- Electric thermostatically controlled skirting heating
- Electric hot water system
- Oak timber flooring to entrance hall and living/dining areas
- Fitted carpet to bedrooms
- Fitted wardrobes to Master Bedrooms and second bedrooms

### Kitchens

- Contemporary styled kitchens 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
- Siemens appliances to include: electric hob; electric fan; fully integrated dishwasher and integrated microwave oven.

### Bathrooms/Shower Rooms

- All bathrooms 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 all bathrooms & en-suites.
- Extractor fan
- Under floor heating to all bathrooms

### 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 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
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### Apartment Measurements

#### Lounge/Dining Area

14' 10" (4.52m) x 14' 8" (4.47m)

#### Kitchen

9' 11" (3.03m) x 9' 5" (2.88m)

#### Master Bedroom

13' 9" (4.2m) x 8' 2" (2.48m)

#### Bedroom 2

12' 9" (3.89m) x 9' 2" (2.79m)

#### Bedroom 3

8' 7" (2.61m) x 7' 3" (2.22m)

**Services:** Mains water, electricity and drainage, electric skirting boards and under floor heating system.

**Lease Details:** The property is held with the remainder of the 999 year lease. Approx. 16 years expired

**Annual Ground Rent:** £447 per annum (TBC)

**Annual Service Charge:** Approx £3016/annum inc. water and buildings insurance.(TBC)

**Energy Performance Certificate:** D

**Council Tax Banding:** E





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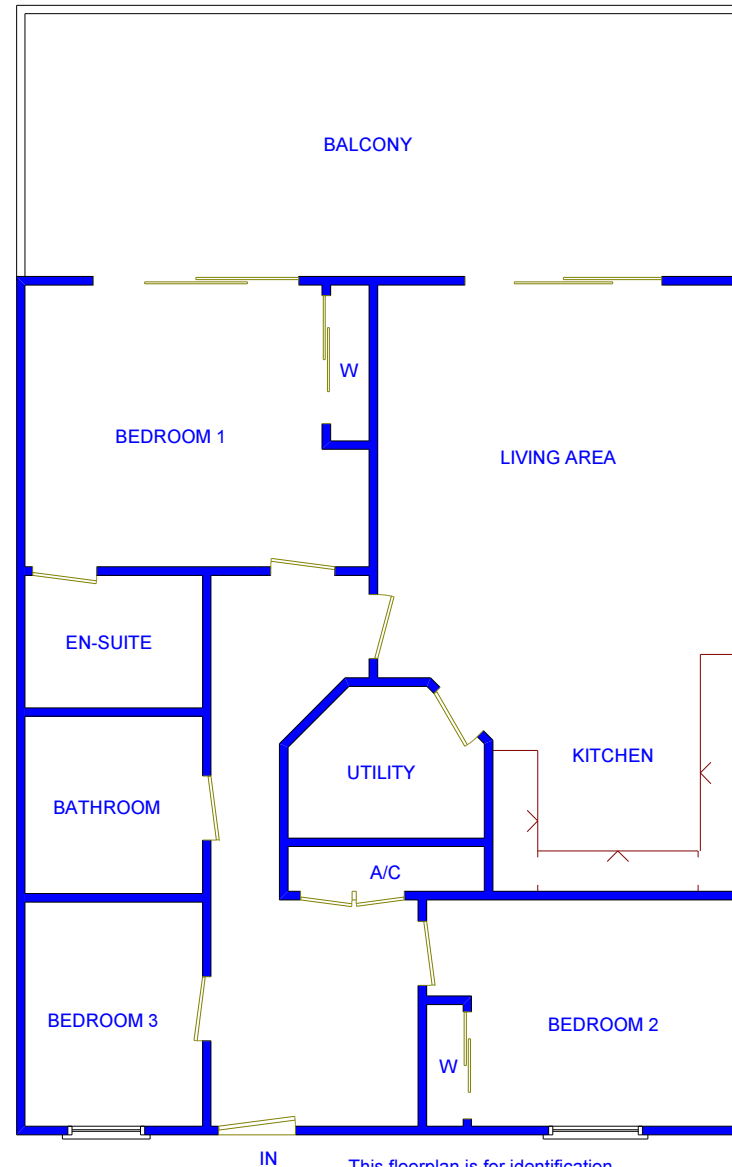
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