



Seaside, Apt 16 Nassau Court, Merley Road, Westward Ho!, EX39 1GZ





Seaside, Apt 16 Nassau Court, Merley Road, Westward Ho!, EX39 1GZ Guide Price £470,000

An architect designed Masterpiece situated on the very edge of the Atlantic Ocean and offering an unparalleled waterside experience, this stunning apartment offers views that really must be experienced to be believed. The property has been in ownership with the current vendors since 2007 as a second home as well as a superb investment opportunity being a lucrative and successful 5* holiday let since 2015 through Cottages.com. There are several apartment blocks that have been built in the increasingly desirable coastal village of Westward Ho! over the last few years but there is only one that allows the lucky owner to sit up in bed and enjoy their morning coffee whilst drinking in a view that comprises of gently rolling waves passing by 'within biscuit toss' as they used to say in the Royal Navy! The accommodation comprises a stunning open plan Kitchen / Living / Dining room with oversize patio doors opening onto the balcony and with those incredible views beyond, a Master Bedroom with En Suite shower room and , again, patio doors opening onto the balcony and offering superb uninterrupted sea views, two further bedrooms and family bathroom, a spacious and welcoming entrance hall and a useful utility room. The property has the benefit of underfloor heating in the utility room and bathrooms. There is also a dedicated parking space in the secure underground car park. Properties within this sought after development are rarely available and the agents recommend an early viewing to appreciate what the property has to offer.

Seaside, Apt 16 Nassau Court, Merley Road, Westward Ho!, EX39 1GZ

Stunning And Uninterrupted Sea Views
Three Bedroom Luxury Apartment
Generous Private Balcony Accessed From Living Room And Master Bedroom
Open Plan Kitchen / Dining / Living Room
Master Bedroom With En-Suite Shower Room
Secure Underground Parking
Secure And Lucrative Holiday Let Investment
Balance Of A 999 Year Lease



Communal Area Leading To Private Front Door

Entrance Hallway

With airing cupboard.

Bedroom Three / Study

3.06m x 2.22m (10' 0" x 7' 3")

Bedroom Two

3.89m x 3.24m (12' 9" x 10' 8")

Bathroom

With heated towel rail.

Living / Dining Area

5.53m x 4.46m (18' 2" x 14' 8")

Kitchen

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

Utility Room

Master Bedroom

4.20m x 4.13m (13' 9" x 13' 7")

En-Suite Shower Room

With heated towel rail.

Balcony

Agents Note

Ground Rent is £509.05. The next annual payment is due on 25/03/24.

Service Charges for the last 12 months have been £1794.39 on 25/03/23 and £1958.09 on 25/09/23 making a total of £3752.48. The payment on 25/09 also included £163.71 for water charges.

Some of the apartments at Nassau Court have individual water meters but not Apartment 16, although one could be fitted by a new owner, if required.

The Guide Price for the property includes the furniture, fixtures and fittings.

SERVICES

Services: We understand that Mains Water, Drainage and Electricity are connected.

Council Tax Band: TBC.

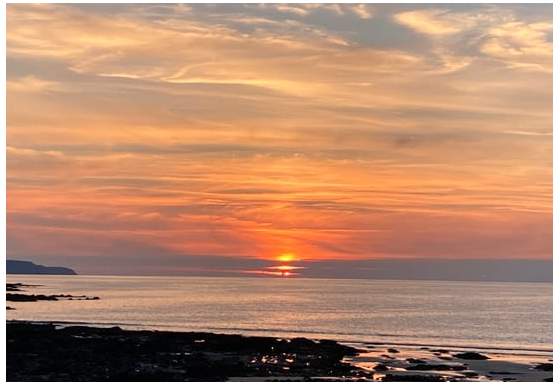
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: C.

DIRECTIONS

From Bideford, proceed towards the A39 and upon reaching the Heywood Roundabout, go straight across and follow the road as it leads down the hill into the village of Westward Ho! Continue along Atlantic Way, passing the imposing Victorian building Kipling Terrace on the left hand side and follow the road until the sharp right hand bend, and here turn left onto Merley Road. Continue along for a short distance and then turn down right and continue along until reaching Nassau Court.

*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our other services including Auctions, Commercial Property and Market leading independent financial advice.*





Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



