



41 Clareston Court  
Tenby  
SA70 7LZ

£110,000

Flat  
Leasehold



A good-size one bedroom flat on the fourth floor of the building, benefitting from lift access up to the top floor. The apartment is modelled on the footprint of a standard two-bedroom property and therefore has extra space in the L-shaped living room and a bigger kitchen than is usual.

Being on the top floor, the flat is very quiet with only 3 other properties on this floor. The flat benefits from views over the train station and town beyond and has a bright and airy feeling from the large windows.

The property is near to local amenities, with a supermarket and bus stop a few minutes away. The beaches and town centre are 5 minutes away on foot, with the train station just over the road.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S.



- **Bright Top Floor Apartment**
  - **Purpose Built Building**
  - **Close To Train And Bus**
    - **Near to Beaches**

- **Quiet Location**
  - **Lift Access**
- **Convenient For Supermarket**
  - **Long Leasehold**

#### Hallway

Hallway has centre ceiling light point, electric night storage heater, airing cupboard, and large storage cupboard at the end.

#### Bedroom 14'8" x 8'2" (4.47 x 2.49)

A double bedroom with centre ceiling light point, built in wardrobes with matching overhead cupboards and side cabinets, and large double glazed picture window looking over the North of Tenby.

#### Kitchen 14'8" x 5'10" (4.47 x 1.78)

Kitchen has centre ceiling light point, a range of base and wall units, plumbing for washing machine and double-glazed high-level Velux window with views to the North of Tenby.

#### Shower Room 7'2" x 6'4" (2.18 x 1.93)

An adapted wet room with electric shower, wash hand basin, WC, extractor fan and Dimplex wall heater.

#### Lounge/Diner 14'7" x 15'3" max (4.45 x 4.65 max)

L-shaped lounge/diner has two large, double-glazed windows, two ceiling lights, three wall lights and electric night storage heater.

#### Please Note

The Pembrokeshire County Council Tax Band is C - approximately £1,862.85 for 2025/26.

The property is sold on a leasehold basis with a lease length of 999 years from 1991.

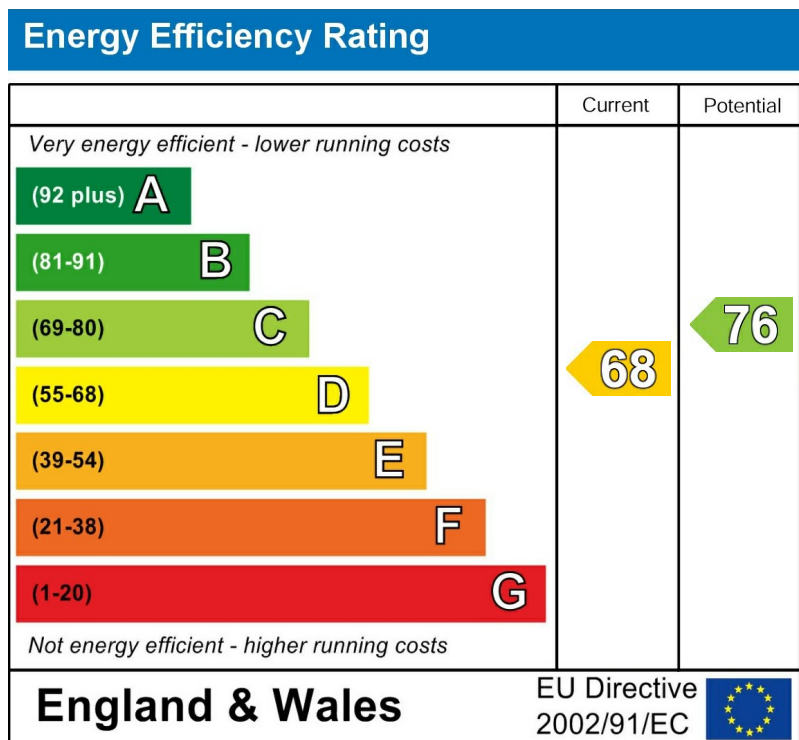
We are advised that mains electric and water is connected to the property.

Annual service charge is approx. £1800.

Holiday letting is not allowed.



Head down Warren Street to the train station. Follow the road round to the left and then after about 50 yards there is an opening on the left-hand side leading into the car park. Entry is into the communal hallway via buzzer entry system and the flat is located on the fourth floor (via stairs or lift). The agent will meet you at this door.

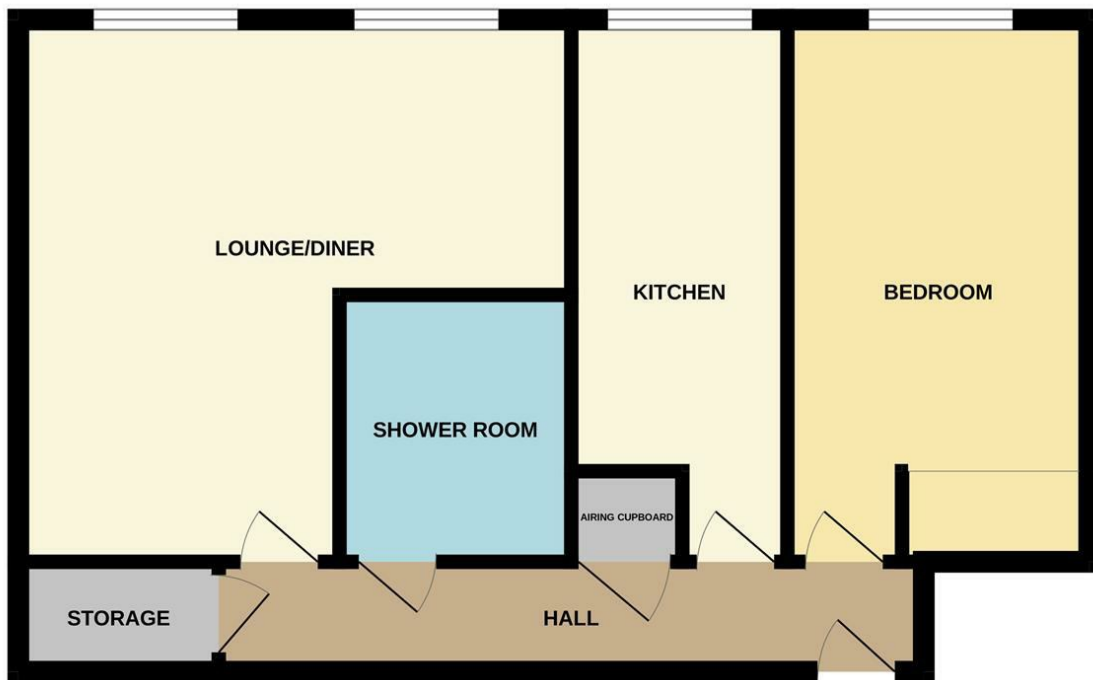






# Floor Plan

## TOP FLOOR



41 CLARESTON COURT, TENBY

Measurements are approximate. Not to scale. Illustrative purposes only.  
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