



1 Wimbledon Court  
Tenby  
SA70 7DZ

£215,000

Apartment  
Leasehold



A ground floor, two-bedroom apartment with parking, in a residential development next to Tenby's famous historic Town Walls, and a short stroll to the seafront.

Benefiting from gas-central heating, double glazed sash windows throughout, and communal garden spaces, the apartment is ideal for retirement living, and the complex is exclusively for those over 55.

The property is a flat walk into the town centre with all local amenities available. A gentle stroll will take you to the beautiful sea views from The Esplanade or onto the golden beaches of South Beach.

This property is offered for sale with no onward chain.



LOCK HOUSE C.1750



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



- **Ground Floor Apartment**
  - **2 Bedrooms**
- **Allocated Parking Space**
- **Close to Tenby Town Centre**
  - **No Onward Chain**

- **Residents Must be 50 or Over**
  - **Shower Room**
  - **Communal Garden**
- **All Local Amenities Nearby**

#### Entrance Hall

Entered through the uPVC front door the entrance hall features central heating radiator, large storage cupboard, 2 ceiling light fittings, smoke alarm, electric fuse box, and thermostat.

#### Living/Dining Room 15'5" x 12'1" max (4.7 x 3.7 max)

Slightly raised from the street and pavement level, the lounge has window to the rear overlooking the Historic Town Walls, two centre ceiling lights, central heating radiator, entry phone system and TV point.

#### Kitchen 8'7" x 8'5" (2.64m x 2.57m)

Kitchen has window to the front, and has wall and base units, space and plumbing for washer/dryer, space for fridge and freezer. There's an electric oven, with 4-ring gas hob and extractor hood over, stainless steel sink and drainer with mixer tap over, and ceiling smoke alarm. The kitchen also houses the combination boiler.

#### Bedroom One 17'3" x 9'3" (5.28 x 2.84)

Bedroom one has window to the rear overlooking the Historic Town Walls, built-in wardrobe with shelves and hanging rails, central ceiling light, and central heating radiator.

#### Bedroom 2 9'4" x 8'0" (2.87m x 2.46m)

Bedroom two has window to the front, central ceiling light, central heating radiator, built-in double wardrobe with sliding mirrored doors.

#### Shower Room 8'8" x 5'5" (2.64 x 1.65)

The shower room is fully tiled, with walk-in shower, pedestal wash hand basin with wall mounted mirror, WC, central ceiling light, ceiling extractor fan, and central heating radiator.

#### Please Note

The property is owned on a leasehold basis, with a 999-year lease term from 1991.

There is an annual ground rent of £1. Service charge & Sinking Fund is approx. £2,383.94 per annum.

Pets allowed with Freeholder consent. No holiday letting allowed (long-term letting allowed).

The Pembrokeshire County Council Tax Band is E. Approximately £2,561.42 for 2025/26.

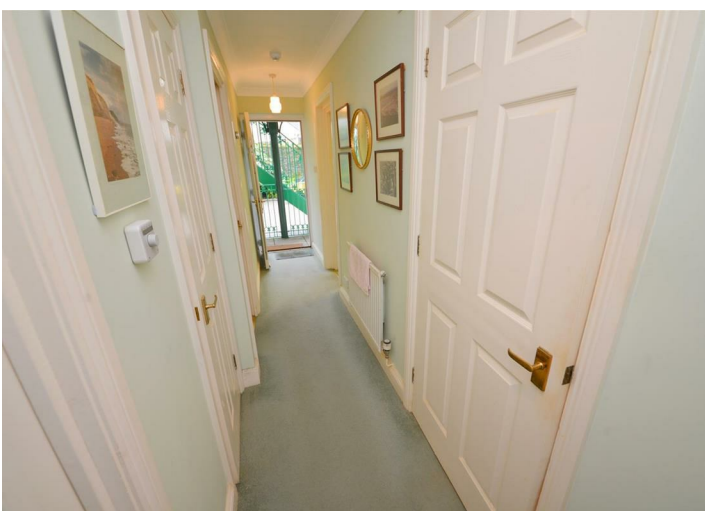
We are advised that mains electric, gas, water and drainage is connected to the property.



From our office head up through Tudor Square, turn left at the mini roundabout into White Lion Street and left again at the junction onto St Florence Parade. Follow this road heading towards the South Beach. Wimbledon Court is the pink building on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

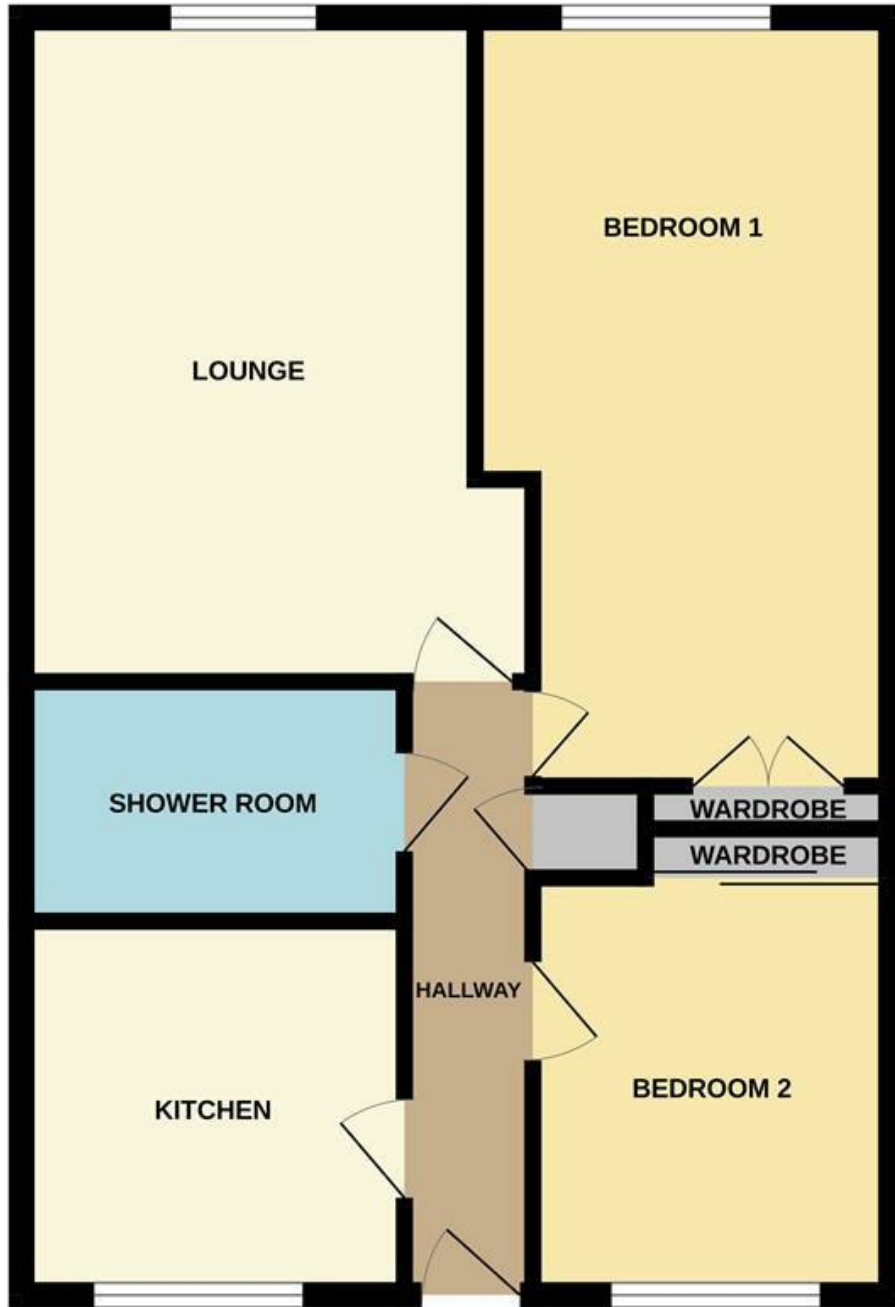






# Floor Plan

## GROUND FLOOR



WIMBLEDON COURT, ST FLORENCE PARADE, TENBY

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.