



## Clareston Court, Tenby, SA70 7LZ

£135,000



A unique one bedroom apartment with an additional bedroom with en-suite shower room, accessed through its own independent front door. The property has an allocated parking space.

Clareston Court is located 300 meters from Tenby's Historic Town Walls, opposite Tenby train station. Sainsbury's supermarket and Park Road bus station are just a short walk away.

The property offers a variety of accommodation options and it has passenger lift, secure entry phone system and double glazing throughout. The property would be an ideal home or long term investment, but cannot be holiday let.



LOCK HOUSE C. 1750



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



- **1 Bed Apartment + 1 Bed Annexe**
- **300m to Town Walls**
- **EPC Rating C**
- **Close to Train Station**

- **Split into 2 Living Areas**
- **Allocated Parking Space**
- **uPVC Double Glazing**

## Hallway

Hallway has one wall light and entry phone system and two large cupboards at either end of the hall; one is for storage and the other houses the hot water cylinder.

## Lounge 9'0" x 13'9" (2.74 x 4.19)

Lounge has a uPVC double glazed window to the front of the property, centre ceiling light point, two wall lights and electric night storage heater.

## Kitchen 7'6" x 7'1" (2.29 x 2.16)

Kitchen has a range of wall and floor units, centre ceiling light point, uPVC double glazed window to the front, single sink with drainer, plumbing for washing machine and connection for electric cooker.

## Bathroom 5'10" x 7'1" (1.78 x 2.16)

Bathroom has bath with electric shower over, wash hand basin and WC, centre ceiling light point, extractor fan and wall mounted fan heater.

## Bedroom One 8'1" x 13'10" (2.46 x 4.22)

Bedroom one has uPVC double glazed window to the front, centre ceiling light, wall mounted convector heater and built in wardrobe.

## Annexe

The guest suite/second bedroom is accessed from the communal hallway via its own independent front door and small hallway.

## Hallway

Door opens into the small hallway which has a ceiling light point and door into bedroom two.

## Bedroom 2 8'4" x 11'11" (2.54 x 3.63)

Bedroom two has a box bay window to the front of the property, electric night storage heater and centre ceiling light point.

There is a water heater in the second bedroom which supplies the sink in the shower room.

## Shower Room En-Suite 5'4" x 5'8" (1.63 x 1.73)

Shower Room en-suite has centre ceiling light point, extractor fan, electric fan heater, wash hand basin set into vanity unit, low level WC and shower cubicle.

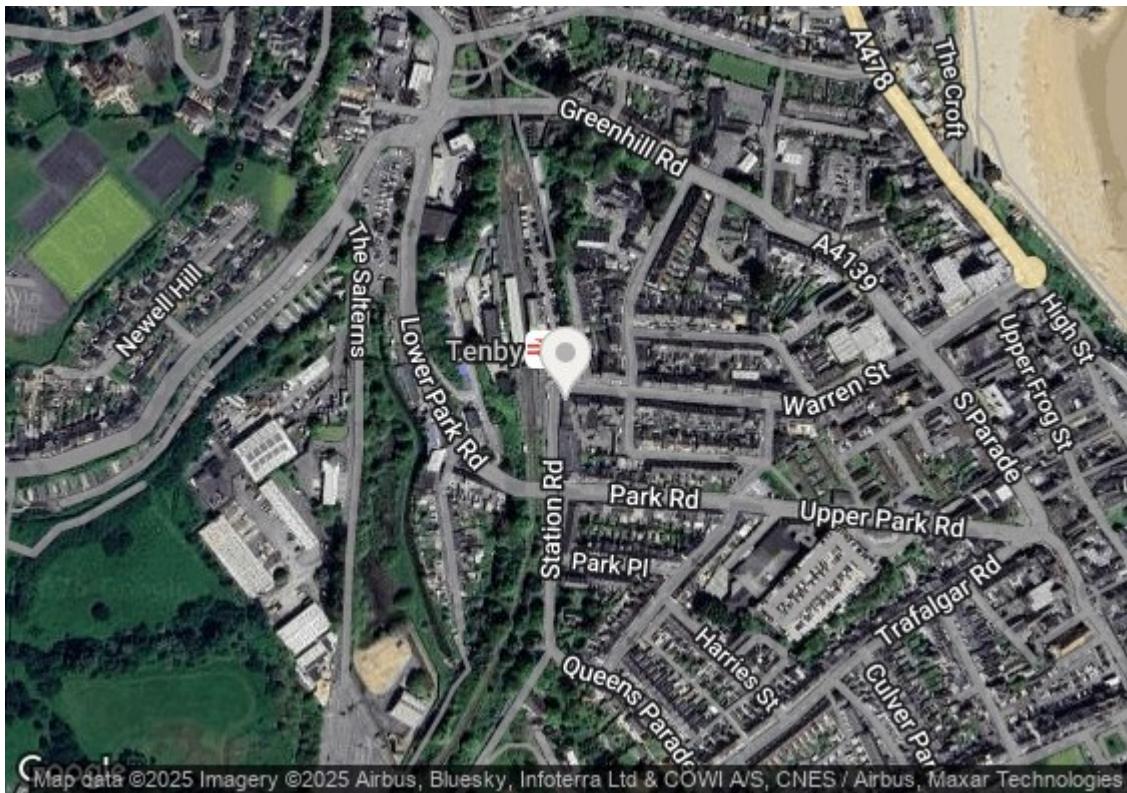
## Please Note

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

Service charge & reserve fund contribution of £765.12 per 6 months.

The Pembrokeshire County Council Tax Band is C - approximately £1708.01 for 2024/25.

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



### Energy Efficiency Rating

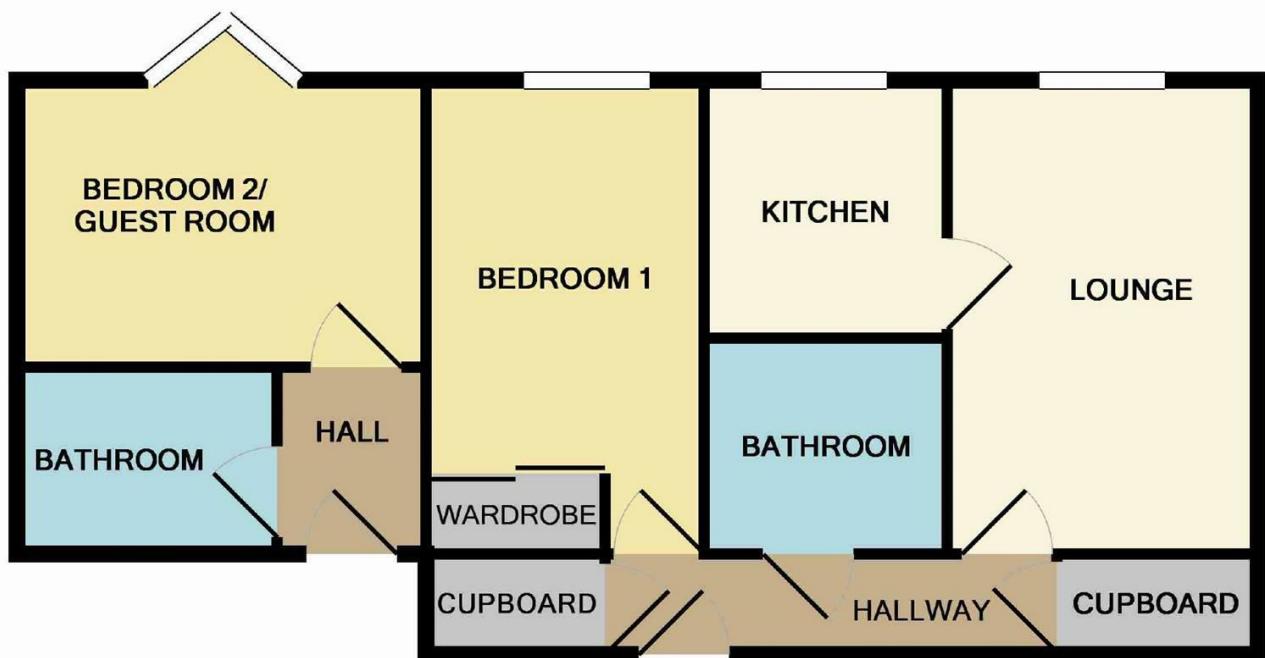
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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, where number 36 has an allocated parking space. Entry is into the communal hallway via buzzer entry system and the flat is located on the second floor. The agent will meet you at this door.





## Floor Plan



### CLARESTON COURT, TENBY

Measurements are approximate. Not to scale. Illustrative purposes only  
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