Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

Telephone; (01834) 842204
Email; sales@birtandco.co.uk

www.birtandco.co.uk

3 Wimbledon Court
Tenby
SA70 7DZ

£210,000

Apartment
Leasehold

2 | 1 | 1 | C

Wimbledon Court is a purpose-built retirement complex designed for the Over 50's. This ground floor, two-bedroom, apartment is designed for ease and security. Benefitting from gas-central heating, double glazed sash windows throughout, and communal garden space with allocated parking for one vehicle.

Situated just outside of the Historic Town Walls of Tenby on St Florence Parade, it is a level walk into the town centre with all local amenities available. A gentle stroll will take you to the beautiful ocean views from The Esplanade or onto the golden South Beach.

This property is offered for sale with no onward chain. Please note this property cannot be commercially holiday let but can be long-term let.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **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.

Kitchen 8'7" x 8'5" (2.64m x 2.57m)
Kitchen has window to the front, ceiling strip light, comprising of floor and wall mounted units, space and plumbing for washer/dryer, space for fridge and freezer. Electric oven, with 4-ring hob and extractor hood over, stainless steel sink and drainer with mixer tap over, and ceiling smoke alarm. The kitchen also houses the Vaillant combination boiler.

Living/Dining Room 10'7" x 18'6" (3.25m x 5.64m)
Lounge has window to the rear overlooking the Historic Town Walls, two centre ceiling lights, central heating radiator, entry phone system and TV point.

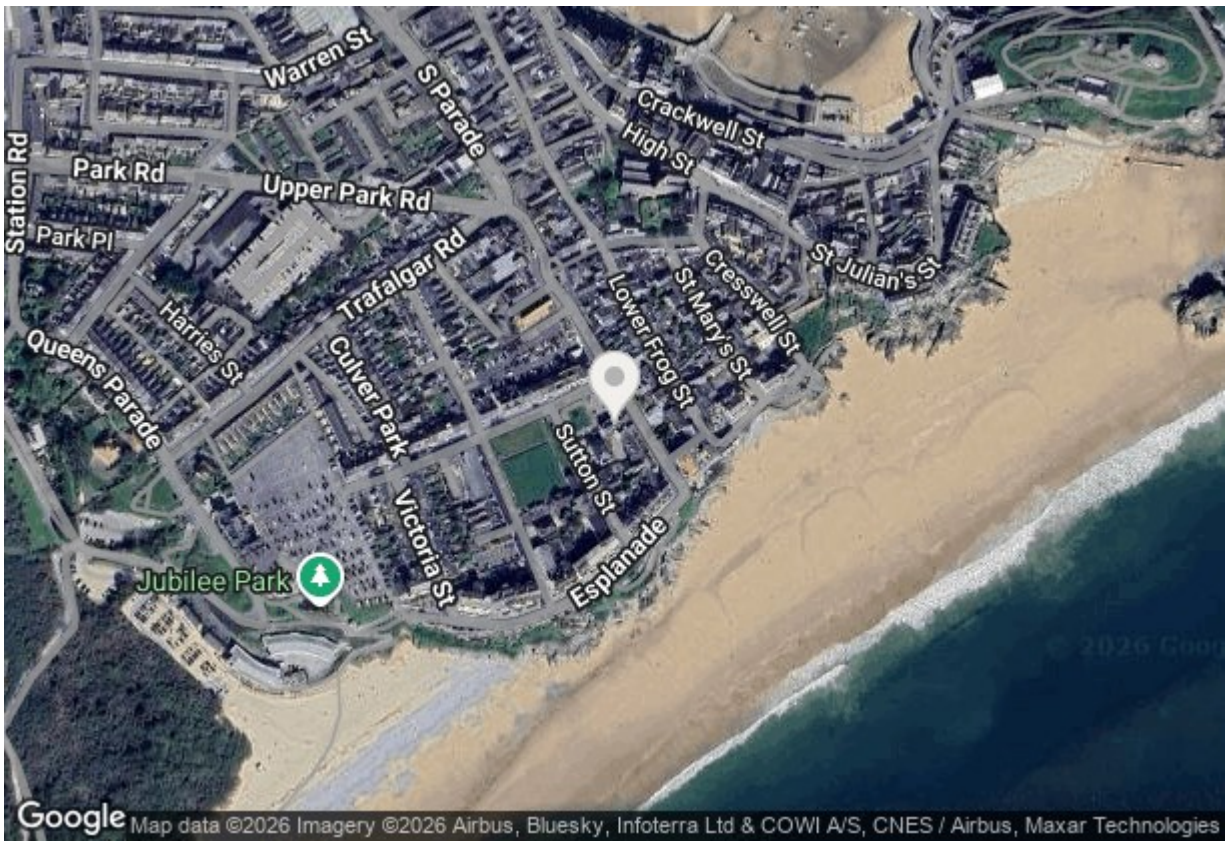
Bedroom One 17'3" x 9'3" (5.28 x 2.84)
Bedroom one has window to the rear overlooking the Historic Town Walls, fitted wardrobes with shelves and hanging rails, central ceiling light, central heating radiator, and pull cord assistance alarm system.

Bedroom Two 9'4" x 8'0" (2.87m x 2.46m)
Bedroom two has window to the front, central ceiling light, central heating radiator, fitted double wardrobe with sliding mirrored doors and pull cord assistance alarm system.

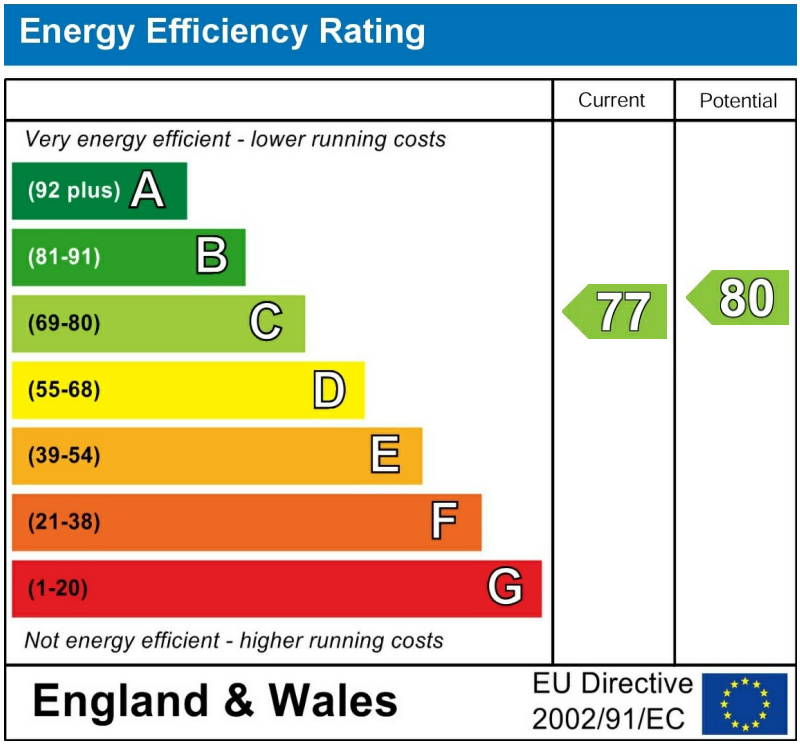
Shower Room 8'8" x 5'5" (2.64 x 1.65)
Shower Room is fully tiled, shower cubicle with mains shower, pedestal wash hand basin with wall mounted mirror, shaver light and socket over, WC, central ceiling light, ceiling extractor fan, and central heating radiator.

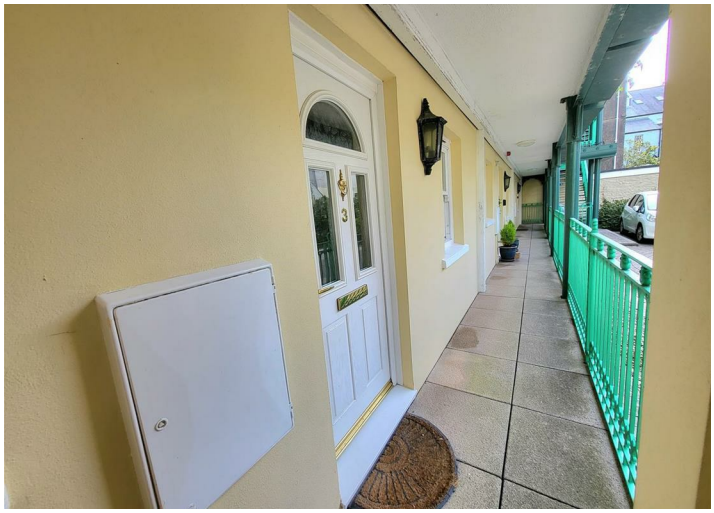
Please Note
The property is owned on a leasehold basis, with a 999-year lease term from 1991.
There is an annual ground rent of £1. Service charge & Sinking Fund is approximately £2,383.94 per annum.
Pets allowed with Freeholder consent. No holiday letting allowed. (Long-term letting allowed)

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.

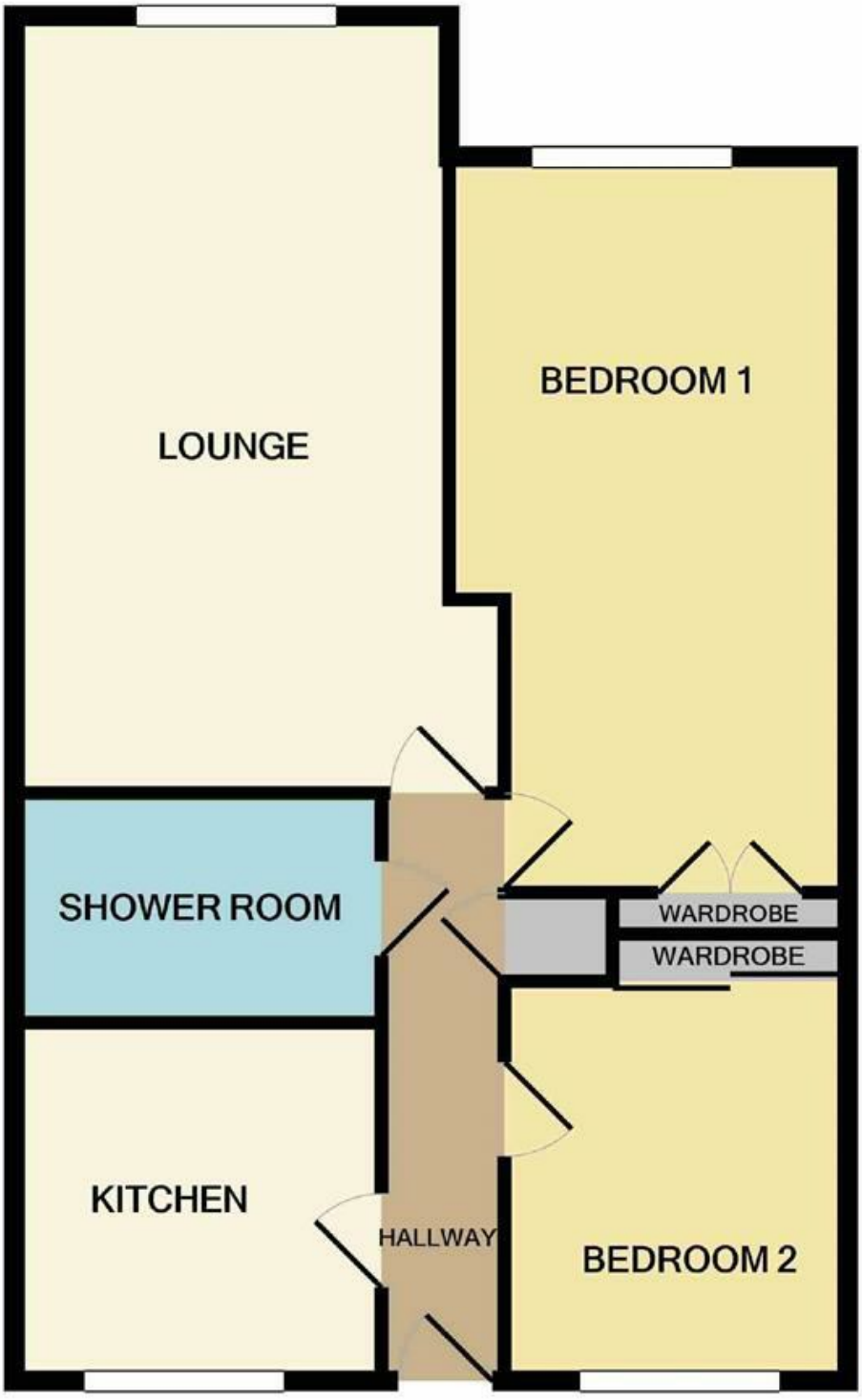


From our office head up through Tudor Square, turn left at the mini roundabout into White Lion Street and left again at the junction onto St Florence Parade. Follow this road heading towards the South Beach. Wimbledon Court is the pink building on the right-hand side.





Floor Plan



WIMBLEDON COURT, ST FLORENCE PARADE, TENBY
TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2021

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

BIRT & Co