



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

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23 Clareston Court Station Road  
Tenby  
SA70 7LZ

£160,000

Apartment  
Leasehold



A comfortable 2-bedroom apartment with parking just outside the town centre. Perfectly situated, the property is just a stone's throw away from the local amenities, picturesque beaches, and the stunning coastline that Tenby is renowned for.

The apartment is on the 2nd floor and occupies a generous corner position, making it larger than most in the building. The accommodation comprises a lounge, kitchen, bathroom, two double bedrooms, and several spacious storage cupboards.

Perfect for first-time buyers, or those looking to downsize or move to the town centre, the property presents an excellent opportunity to enjoy the best of Tenby but it \*cannot be holiday let\*.



LOCK HOUSE C. 1750



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



- **2 Double Bedrooms**
  - **Large Lounge**
  - **Lift Access**
- **Close to Town and Beaches**
- **Allocated Parking Space**
  - **Modern Bathroom**
  - **Sunny Position**

#### Hallway

Front Door opens into a good-sized hallway with doors to both bedrooms, the bathroom and the living room, and has 3 large storage cupboards.

#### Living Room

Bright and spacious living room with space for dining suite. There are two windows to the front and a door to the kitchen.

#### Kitchen

Has a window to the front, and a range of wall and base units with tiled splash back, with space and connections for appliances including washing machine and oven.

#### Bedroom 1

A double bedroom with a box bay window to the front, and a built-in wardrobe with sliding doors.

#### Bathroom

Recently refurbished shower room, with walk-in shower with an electric waterfall and hand shower, pedestal wash hand basin and WC, with ceramic tiles and laminate flooring.

#### Bedroom 2

A second double bedroom with a box bay window, and freestanding wardrobe.

#### Allocated parking

There is an allocated parking space directly beneath the apartment, very near to the building entrance.

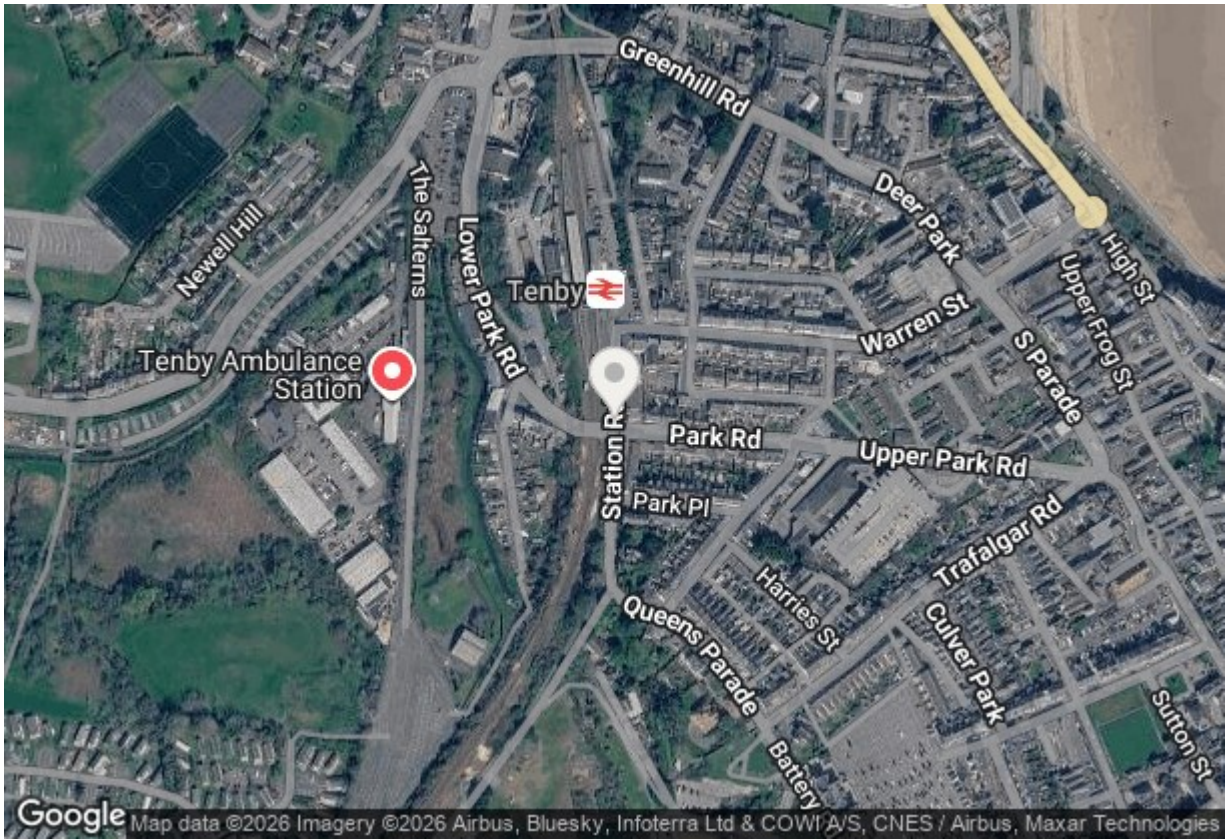
#### Please note

The Pembrokeshire County Council Tax Band is C - approximately £1862.85 for 2025/26.

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

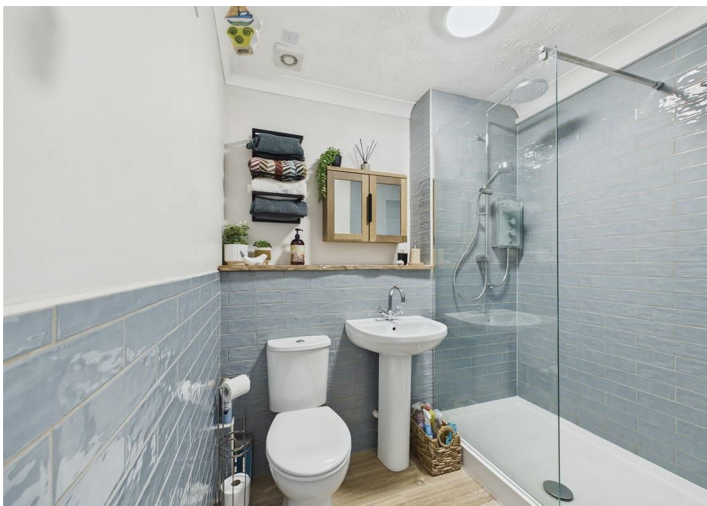
Service charge & reserve fund contribution of approx. £1,681 per year.

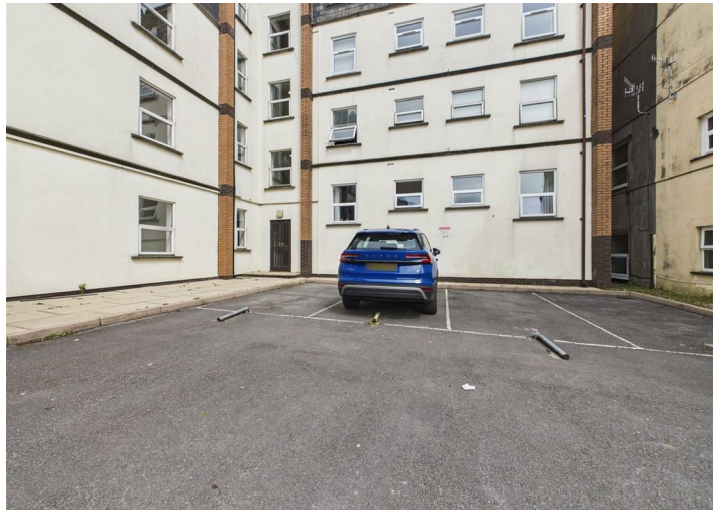
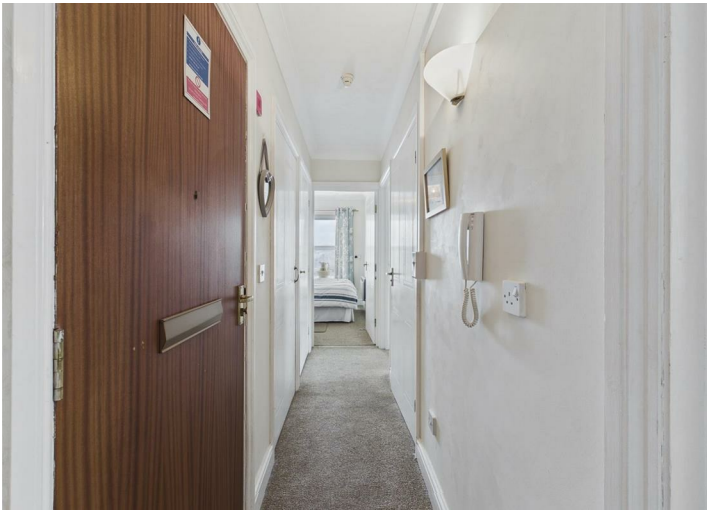
We are advised that mains electric and water is connected to the property.



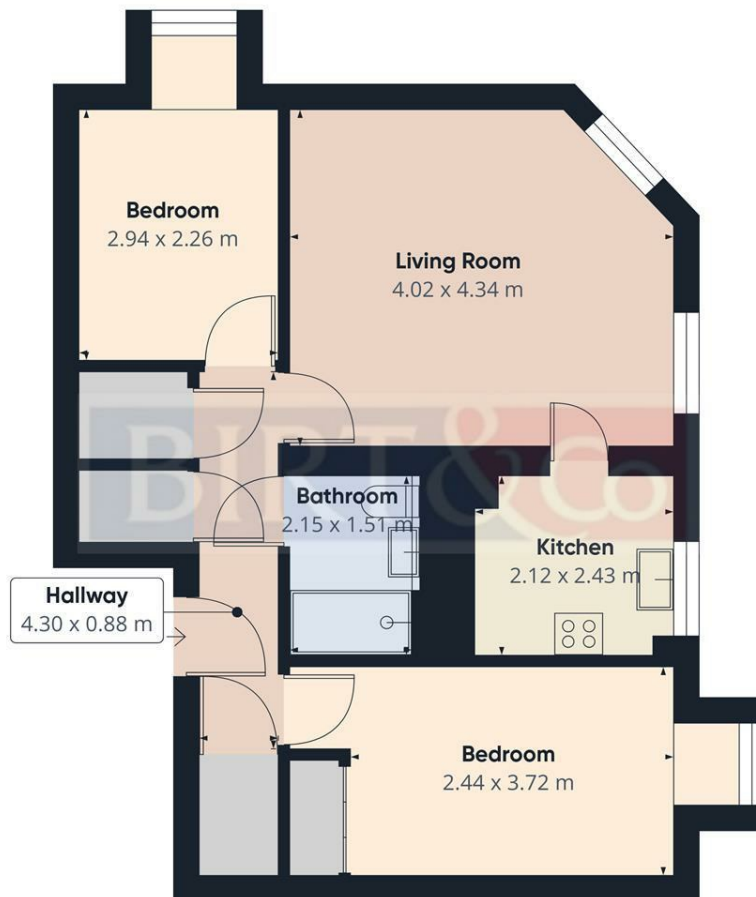
Clareston Court is on Station Road; follow signs from the town to the train station, and the property is on the corner of Station Road and Warren Street.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





# Floor Plan



**BIRT & Co**

Approximate total area<sup>(1)</sup>  
51.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

**BIRT & Co**