



1 The Clicketts
Tenby
SA70 8DT

£119,995

Apartment
Leasehold - Share of Freehold



A ground floor two bedroom apartment in The Clicketts, Tenby. The property is within walking distance of local schools and amenities, with the town centre and South beach approximately 20 minutes away on foot.

The apartment benefits from an allocated parking bay, conveniently located directly outside the front door, making access effortless for residents.

Sold with no onward chain, the property would make an ideal first time buy or investment purchase.



LOCK HOUSE C. 1750



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



- **Ground Floor Apartment**
 - **Two Bedrooms**
 - **Close to Beaches**
- **Allocated Parking Directly Outside**
 - **No Onward Chain**
 - **Walking Distance to Town Centre**

Hall

Front door opens into the hall, with space for shoes and coats etc, and a storage cupboard housing the immersion water heater.

Lounge/Diner 14'5" x 10'5" (4.4 x 3.2)

The living room has patio doors to the rear, opening to the communal area behind. There is a uPVC window to the side, night storage heater, and the room opens to the kitchen.

Kitchen 10'5" x 5'10" max (3.2 x 1.8 max)

A fitted kitchen with sink and drainer, electric cooker, space and plumbing for a washing machine, and a window to the side.

Bedroom One 15'5" x 8'2" (4.7 x 2.5)

Window to the rear. Storage cupboard.

Bedroom Two 10'2" x 6'10" (3.1 x 2.1)

Window to the front.

Bathroom 8'6" x 5'6" (2.6 x 1.7)

Bath with electric shower over, WC, whb and obscure window the the front.

Please Note

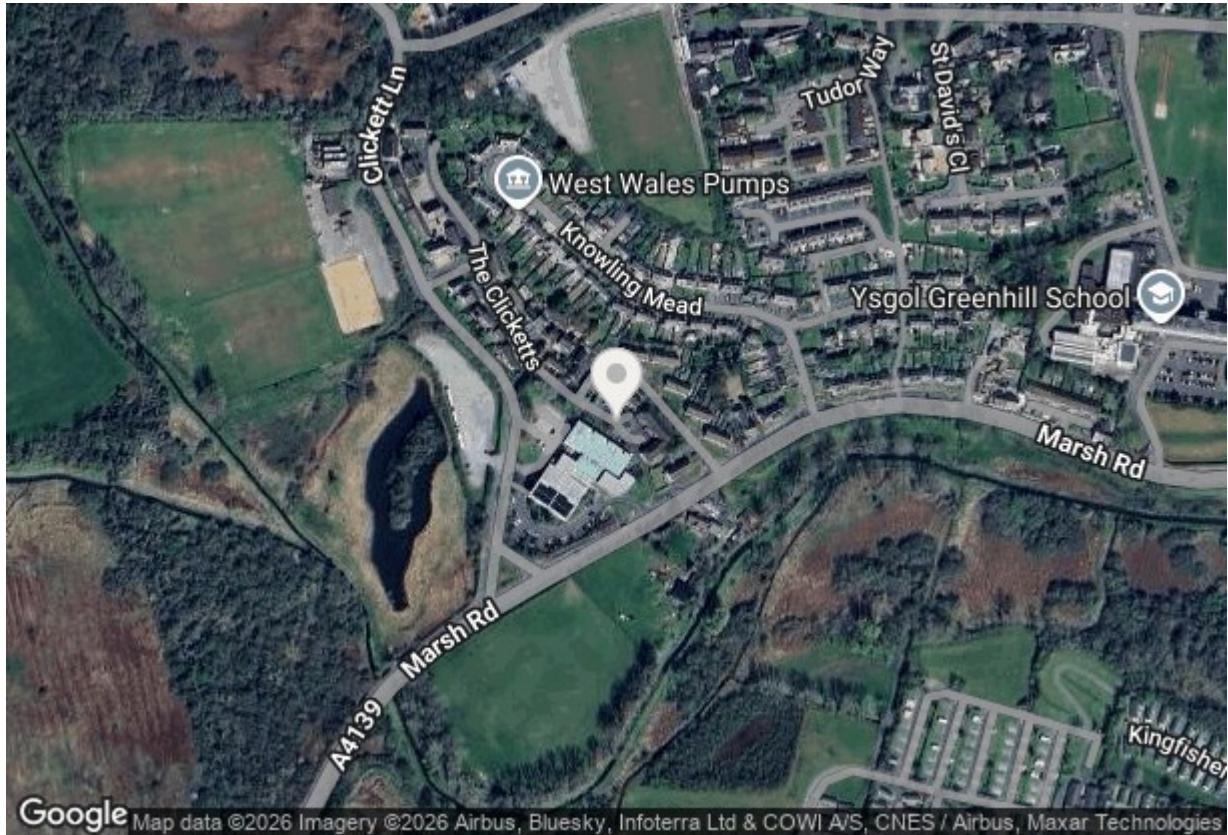
Lease: 999 years from June 1989

Service charges TBC as the owners of the block (apartments 1-12) have just purchased the freehold. It is estimated to be approx. £1100 per year to include (for example, but not limited to) building insurance, external maintenance and decoration, reserve fund, and gardening.

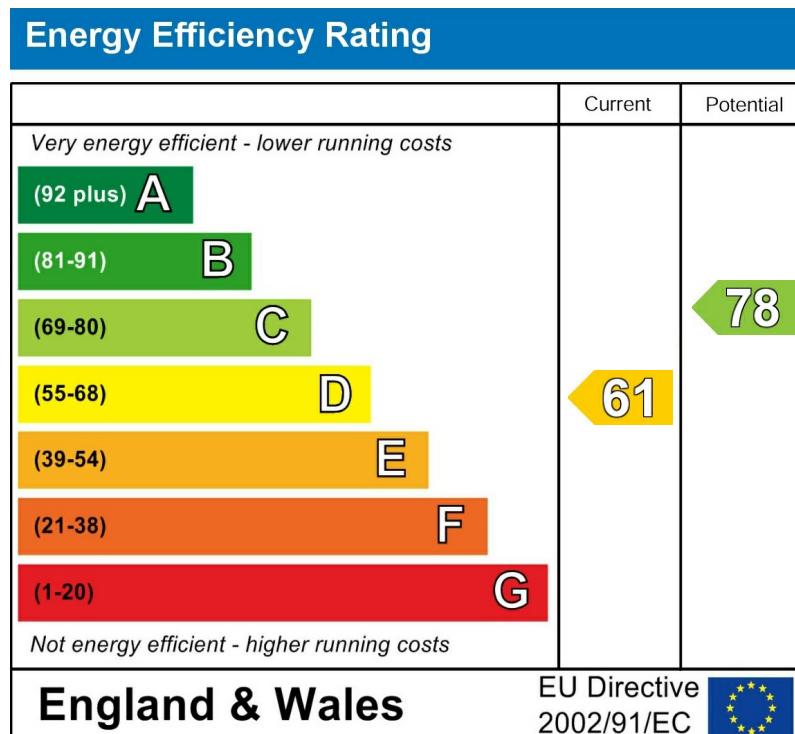
We are advised that mains electric, water and drainage is connected to the property.

The Pembrokeshire County Council Tax Band is C - approximately £1862.85 for 2024/25.

Allocated parking bay for 1 car.



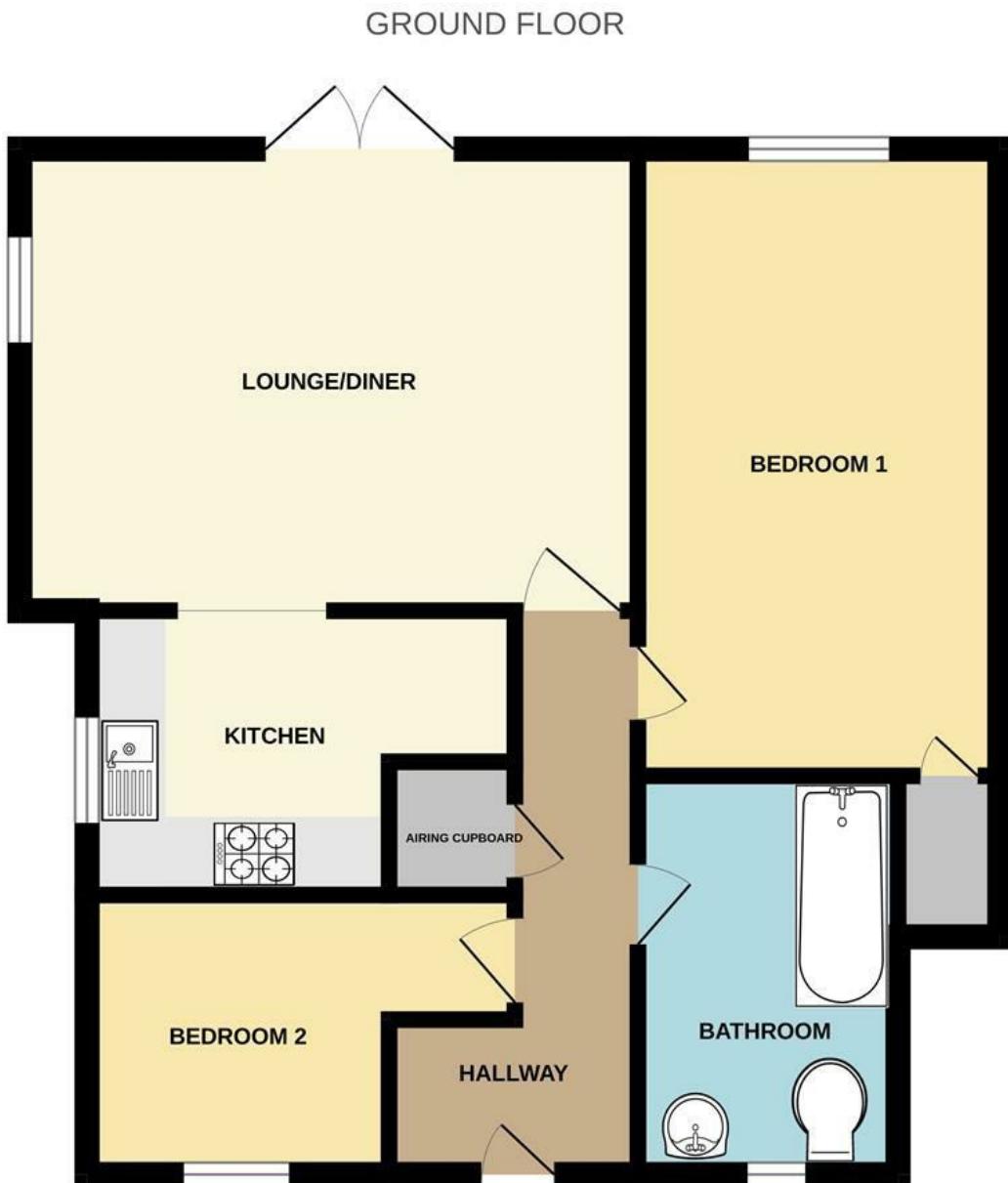
From our office, head out of Tenby on the A4139 towards Penally and after the Leisure Centre turn right immediately, then right again into The Clicketts. Follow the road and number 1 will be towards the end of the road near the leisure centre.







Floor Plan



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