



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

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31 Clareston Court Station Road  
Tenby  
SA70 7LZ

£110,000

Flat  
Leasehold



NO ONWARD CHAIN

A comfortable 2-bedroom flat in Tenby's town. 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 property is on the 3rd floor and comprises a lounge, kitchen, bathroom, a double bedroom, single bedroom, with spacious storage cupboards.

This flat is perfect for first-time buyers, or those looking to downsize or move to the town centre. With its prime location and essential amenities, it presents an excellent opportunity to enjoy the best of Tenby but cannot be holiday let.



LOCK HOUSE C. 1750



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



- **2 Bedroom Apartment**
- **Built in Storage**
- **Investment Opportunity**
- **Near to Public Transport**

- **Tenby Town Location**
- **Would Benefit from Modernisation**
- **Near to Shops**

#### **Living Room 12'11" x 9'8" (3.95 x 2.95)**

A sitting room with electric flame effect fire, and window looking out towards the town.

Unlike many other properties in the building, this apartment has a separate lounge and kitchen, maximising the space of the living room.

#### **Kitchen 12'11" x 5'7" (3.95 x 1.71)**

A separate galley style kitchen, with window to the rear, wall and base units, and a tiled splashback. There is space and plumbing under the worktop for a washing machine.

#### **Bedroom 1 12'11" x 10'2" (3.95 x 3.1)**

The largest room in the apartment, the double bedroom has built in wardrobe with sliding doors, electric heater, and a window to the rear.

#### **Bedroom 2 12'11" x 5'7" (3.95 x 1.71)**

A single bedroom that could be used as an office/hobby room, with a storage cupboard, heater, and a window to the rear.

#### **Bathroom 6'6" x 5'9" (2 x 1.76)**

A part-tiled bathroom with bath (& electric shower over), pedestal sink and WC, with Dimplex wall heater.

#### **Please Note**

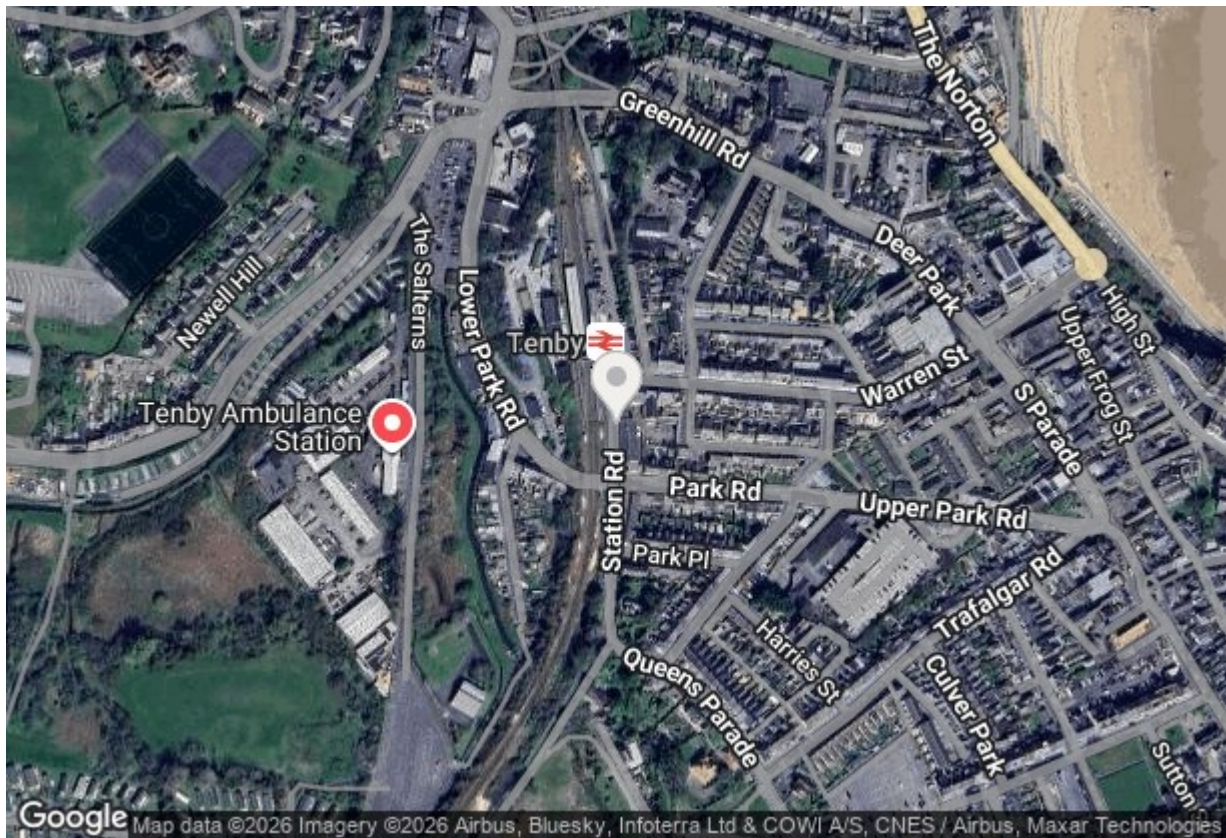
The Pembrokeshire County Council Tax Band is C - approximately £1862.85 for 2025/26.

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.





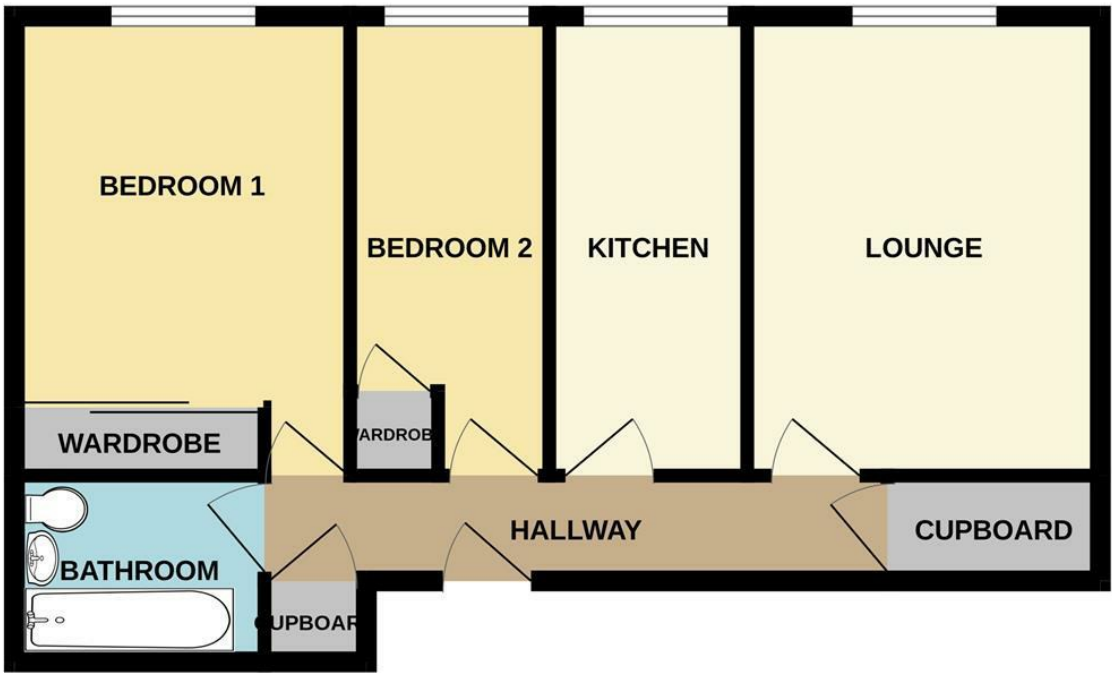
Head down Warren Street to the train station. Follow the road round to the left and then after about 50 yards there is an opening on the left-hand side leading into the car park. Entry is into the communal hallway via buzzer entry system and the flat is located on the fourth floor (via stairs or lift). The agent will meet you at this door.

| 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> |
| (55-68) <b>D</b>                            | <b>65</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<br>2002/91/EC |           |





3RD FLOOR



31 CLARESTON COURT, TENBY

Measurements are approximate. Not to scale. Illustrative purposes only  
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