

McCARTHY STONE RESALES

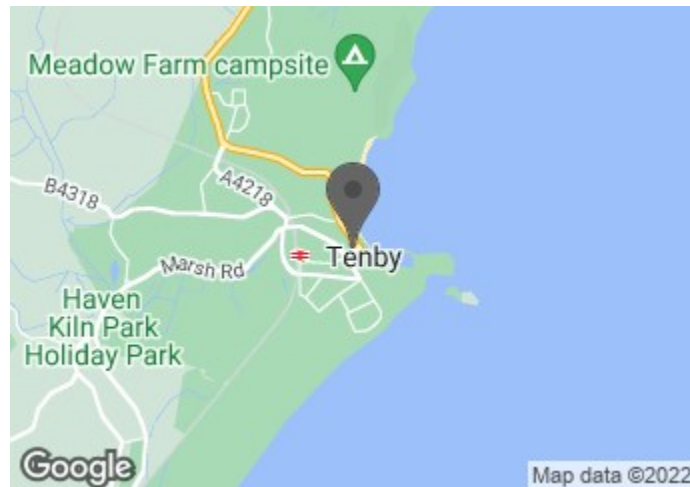
21 PAXTON COURT, WHITE LION STREET, TENBY, SA70 7ET



GROSS INTERNAL
FLOOR AREA 547 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 547 SQ FT / 51 SQM	Paxton Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 16/11/21
	photoplan

COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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A bright and spacious one bedroom retirement apartment situated on the third floor. This apartment has a beautiful Juliet balcony with lovely views over the communal gardens and countryside beyond. Suitable for over 55's.

ASKING PRICE £225,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

WHITE LION STREET, TENBY

1 BED | £225,000

PAXTON COURT

Paxton Court is an elegant building of Georgian styled elevations in one of the most desirable locations along the Welsh coastline overlooking Tenby's iconic North Beach and Harbour. The development was completed in 2014 by award-winning developers McCarthy Stone and is an architecturally striking development occupying a commanding 'front-line' position within a quarter mile distance of the Town Centre amenities and the seafront of this famous coastal location. Tenby's hilltop position led to its early settlement as a Welsh stronghold, which was replaced in medieval times by a Norman Castle and walled town. Part of the town walls survive to this day and are an attractive feature at the entrance to the old town. From the early 19th century, Tenby became a fashionable holiday destination and its attractions to the holidaymaker are just as obvious today, with the fantastic beaches stretching to the north, the west, and the south of the town. Stroll the narrow cobbled streets of Tenby itself or just sit in one of the many cafes and watch the world go by.

Paxton Court is specifically designed to provide an independent living exclusively for those over 55 years of age. The development enjoys a host of facilities for the benefit of home owners not least of which is the beautiful communal lounge leading to the lovely landscaped gardens. In addition, there is a lift service to all floors, mobility scooter store, laundry room and underground secure parking. Further peace-of-mind is found in the service provided by our House Manager who oversees the smooth running of the development. In addition, there is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is available to receive family and friends for which a small charge of £30 per night is made.

Paxton Court is fortunate to have a secure gated and covered car park and parking is available by an annual permit to its permanent residence.

It's so easy to make friends and to lead a busy and fulfilled life here; there are always plenty of regular activities to choose from including; coffee mornings, games and quiz nights, fish and chip suppers, exercise classes seasonal and themed events and

even the occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities or alternatively remain as private as they wish.

ENTRANCE HALL

A spacious hallway with room for typical hall furniture. Having a solid Entrance door and security peep-hole. walk-in storage cupboard with light, shelving and housing the boiler supplying domestic hot water and the Vent Axia heat recovery unit. Illuminated light switches, security intercom system that provides both a visual (via the home-owners TV) and audio link to the main development entrance, emergency pull cord and glazed panelled door to living room.

LIVING ROOM

A bright and spacious south facing living room with double glazed doors opening onto a juliet balcony that has beautiful viewings of the communal gardens and countryside beyond. Partly glazed door leads to the kitchen.

KITCHEN

Excellent range of cream 'shaker' styled units with woodblock effect laminated worktops and matching upstands incorporating an inset stainless steel sink unit. Integrated appliances comprise; a 4-ringed hob with glazed splash-panel and stainless steel chimney extractor hood, waist-level oven, dishwasher and fridge/freezer. Ceiling downlights and plank effect flooring.

BEDROOM

A bright and spacious room. Window to rear with views over communal gardens and countryside beyond. Mirrored sliding doors to built in double wardrobe.

SHOWER ROOM

Wetroom-styled shower room with a modern white sanitary ware comprising; Close-coupled W.C. vanity wash-basin with undersink cupboard and mirror, light and shaver point over and a level access walk-in shower with a glazed screen. Electric heated towel rail, emergency pull cord and fully tiled walls and tiled floor.

PARKING

Parking is at a premium in Tenby and onsite parking is available

by annual permit for charged at £250 per annum and for which there may be a waiting list. Annual Permits are only available to permanent residents. For those who may be seeking a second home, parking is subject to availability and charged at £5 per day, capped at £250 maximum annually.

SERVICE CHARGE

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Apartment heating is included in our service charge.

The service charge for this property is £2,530.74 p.a. up to financial year end 30/09/2022. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

LEASEHOLD

125 Years from 2014

Ground Rent £495 per annum

Ground rent review date: Jan 2029

