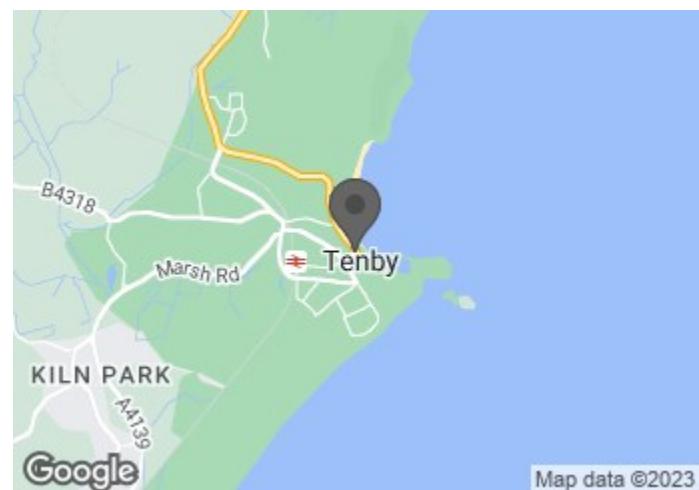


COUNCIL TAX BAND: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	88	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a contingency fee is payable to the Landlord to be held in trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms.

McCARTHY STONE
RESALES

2 PAXTON COURT WHITE LION STREET, TENBY, PEMBROKESHIRE, SA70 7ET



An elevated ground floor, two bedroom retirement apartment with breathtaking coastal views from all windows. Paxton Court is located in one of the most desirable locations along the Welsh coastline overlooking Tenby's iconic North Beach and Harbour.

ASKING PRICE £395,000 LEASEHOLD

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

PAXTON COURT, WHITE LION STREET, TENBY

INTRODUCTION:

This super apartment fully lives up to the high expectations set by the development. Located on the ground floor, but raised from street level, the apartment offers stunning coastal views from all of its large bay windows. The well-presented accommodation is of generous proportions with a good-sized sitting room, quality fitted kitchen, two bedrooms and shower room.

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 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 resident.



IT'S EASY TO MAKE FRIENDS

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.

SITTING ROOM WITH COASTAL VIEWS

An excellent sitting room with Georgian-styled bay window and stunning beach, harbour and sea view. Focal point fireplace with inset electric fire. Open plan 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.

MASTER BEDROOM WITH COASTAL VIEWS

With a Georgian-style sash window affording those breathtaking views. Walk-in wardrobe with light, ample hanging space and shelving.

BEDROOM TWO WITH COASTAL VIEWS

With a Georgian-styled sash window and wonderful coastal views. Fitted wardrobe with mirrored sliding doors.

WETROOM

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

2 BED | £395,000

PARKING

Parking is at a premium in Tenby and onsite parking is available by annual permit charged at £250 per annum (Please check with House Manager for availability). 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

The Service Charge includes -

- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Heating in 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
- The cost of the excellent House Manager that oversees the smooth running of the development

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.

The service charge cost for this property is £5,313.17 per annum up to financial year end 30/09/2024.

LEASEHOLD

Lease: 125 Years from 1st Jan 2014

Ground rent: £495 per annum

Ground rent review date: 1st Jan 2029

