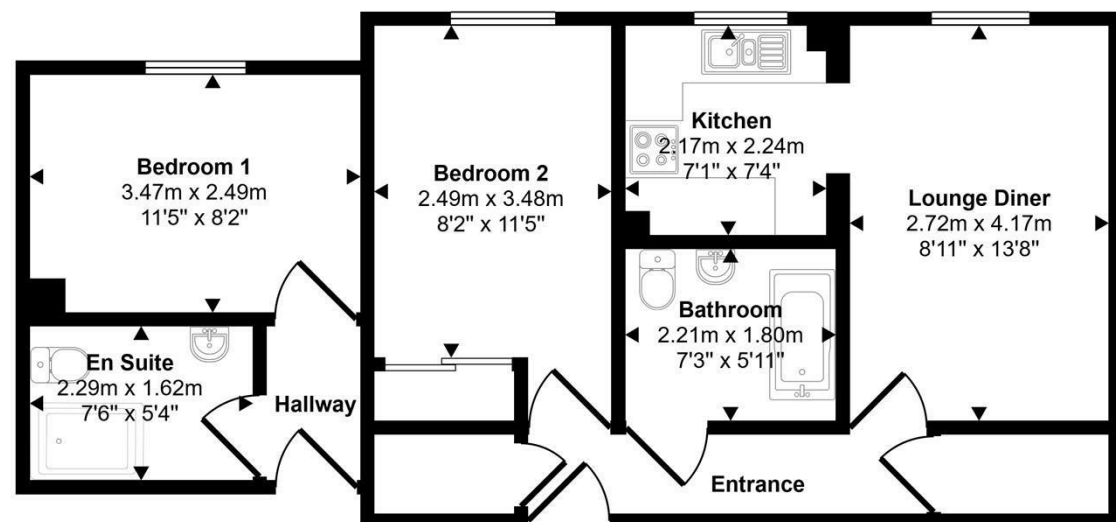


Approx Gross Internal Area
55 sq m / 594 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
LENGTH OF LEASE: 999 Years With 965 Remaining
ANNUAL GROUND RENT: Peppercorn
GROUND RENT REVIEW PERIOD: [year / month]
ANNUAL SERVICE CHARGE AMOUNT: £1624.78 [year]
SERVICE CHARGE REVIEW PERIOD: [year]

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C'
HEATING: Electric heating

ref: LLT/ LLE / JUNE / 25/DRAFT

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @ WWPProps
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

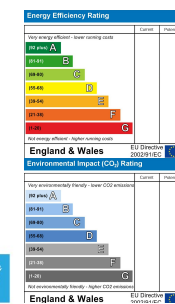


36 Clareston Court Station Road, Tenby, Pembrokeshire, SA70 7LZ

- Leasehold Flat (999 Years With 965 Remaining)
- Two Bedrooms
- Two Bathrooms
- Edge Of Town Location
- Allocated Parking Space
- Electric Heating
- Walking Distance To The Beach
- Lift Access
- Double Glazing
- EPC Rating: TBC

£135,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile





We are delighted to offer this well presented leasehold apartment which can be accessed via both a lift and staircase. Situated in the highly sought after harbour town of Tenby, the property is within walking distance to all the amenities the historic town has to offer. With an array of local independent shops, cafes, restaurants, the beautiful sandy beaches of Tenby are also on your doorstep. The property would make an ideal home for those looking to live by the Pembrokeshire coast, or even great for a first time buyer.

The accommodation of the property comprises; an entrance hallway, a living room leading into the kitchen, a contemporary family bathroom, and two bedrooms. One bedroom also benefits from an en-suite shower room, and is accessed via a separate entrance to the main flat. With its unique layout, the property offers versatile accommodation.

Externally, the property benefits from its very own private allocated parking space!

Viewing is highly recommended to appreciate all the property has to offer!

Tenby is a popular seaside resort with iconic harbour, many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance. Slightly further afield is the well known Pendine Sands and the Town of Carmarthen with its shopping precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.



DIRECTIONS

From the Tenby office head north-west on St Julian's St/Tudor Square towards Church Street. Continue onto High Street and then at the roundabout, take the 1st exit onto White Lion Street. At the junction continue straight onto Warren Street. Continue to follow the road around the bend heading towards the train station. The property is at the end of the road located on the left hand side.
What/Three/Words:///bossy.decisions.exclusive

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.