

Approx Gross Internal Area  
41 sq m / 442 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 from 1990  
ANNUAL GROUND RENT: £25  
GROUND RENT REVIEW PERIOD: N/A  
ANNUAL SERVICE CHARGE AMOUNT: £2294 last paid.  
SERVICE CHARGE REVIEW PERIOD: N/A

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

ref: HC / LLT / 07 / 23/takeonok

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @ WWProps

<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.

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

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7AJ  
EMAIL: tenby@westwalesproperties.co.uk

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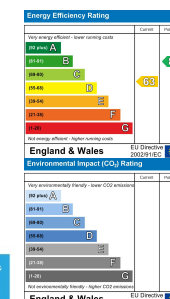


### 1 Newton Croft The Croft, Tenby, SA70 8AP

- Leasehold Property
- One Double Bedroom
- Neutral Decor
- Walking Distance to Beach
- Communal Garden
- Basement Apartment
- Open Plan Living/Kitchen
- Grade II Listed
- Electric Heating
- EPC Rating D

Offers In Excess Of £200,000

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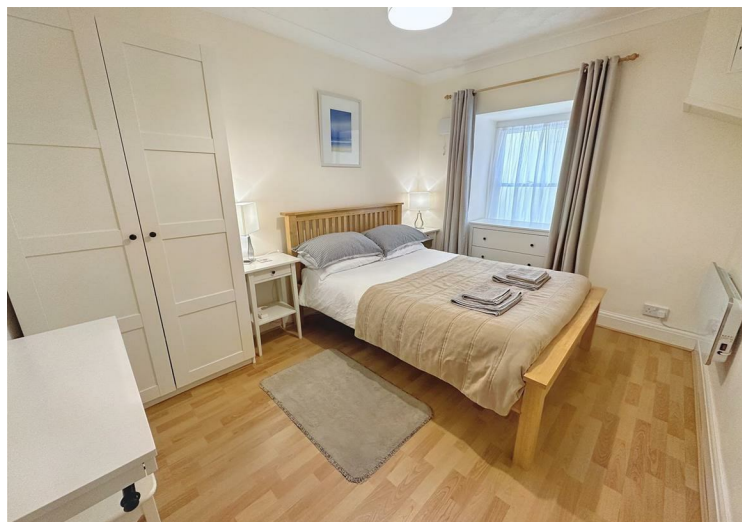
**The Agent that goes the Extra Mile**







This well presented one bedroom apartment is situated in Tenby Town, within walking distance to idyllic sandy beaches and a variety of shops and restaurants. The apartment, which is at basement level boasts a neutral decor and laminate flooring with an open plan kitchen/dining/living room fitted with a range of units and a window seat in front of the sash window along with an airing cupboard, a double bedroom and bathroom. The apartment benefits from a storage cupboard which is accessed on the main entrance floor and a further store to the front of the building, accessed via steps from the pavement which is useful for storing outdoor equipment. Opposite the building, there is a communal garden with lovely sea views, perfect for relaxing and enjoying the fresh sea air. The property is a leasehold, with 999 years from 1990 and benefits from electric heating.



The apartment is currently used as a holiday let and lends itself to an ideal first time buy.

Tenby is a popular seaside resort with 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 our offices in Tenby, continue down High St and go straight over the roundabout. Turn right into The Croft and follow this road and pass the Fourcroft Hotel and Newton Croft is the 3rd property along. WHAT 3 WORDS - shorthand / dries / cartoons

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.