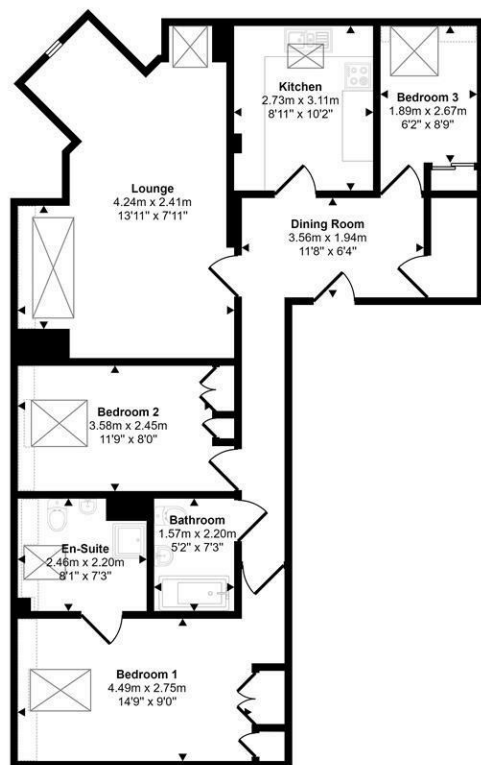


Approx Gross Internal Area  
91 sq m / 974 sq ft



Floorplan

Denotes head height below 1.5m

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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 960.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Leasehold  
LENGTH OF LEASE: 999 years with 966 years remaining  
ANNUAL GROUND RENT: £0 (Peppercorn)  
GROUND RENT REVIEW PERIOD: [year / month]  
ANNUAL SERVICE CHARGE AMOUNT: £2000 per annum  
SERVICE CHARGE REVIEW PERIOD: [year / month]

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

ref: ADD/LLE/FEB/24  
TAKE/ON/OK/02/03/24/LLE

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.

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

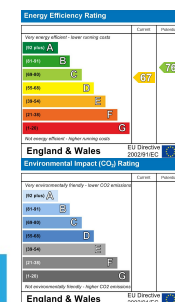


**42, Clareston Court Station Road, Tenby, SA70 7LZ**

- Penthouse Apartment
- Master With En-Suite
- Allocated Parking Space
- Close Proximity To Town
- Leasehold (999 Years With 967 Years Remaining)
- Three Bedrooms
- Living Room
- Family Bathroom
- Walking Distance To The Beach
- EPC Rating: D

**Offers In The Region Of £220,000**

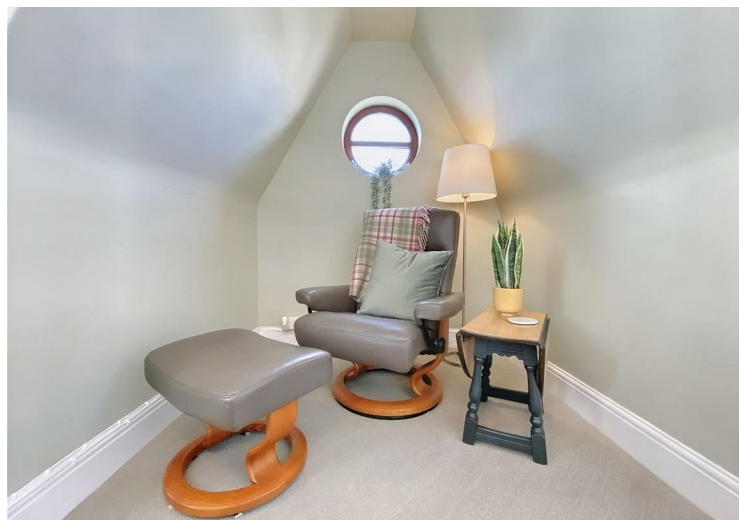
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**The Agent that goes the Extra Mile**



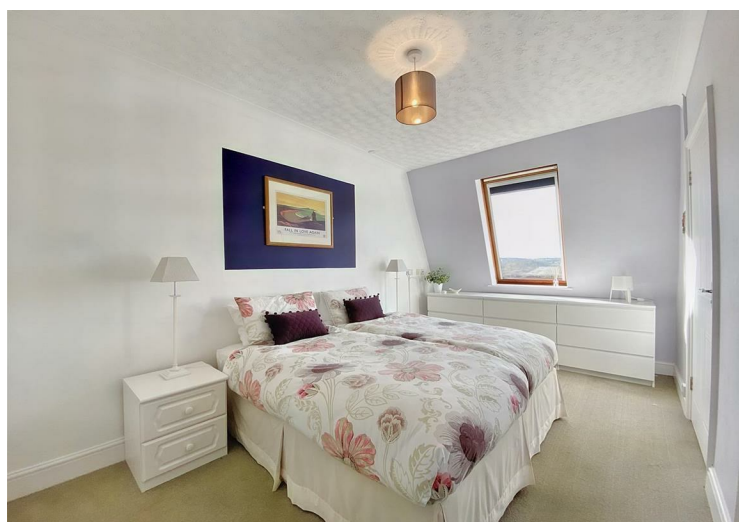


We are delighted to offer this well presented leasehold penthouse apartment which can be accessed via both a lift and staircase. Situated in the highly sought after harbour town of Tenby, the property is within walking distance to all the amenities the historic town has to offer. With an array of local 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 of; entrance hallway which is also currently utilised as a dining room, living room with cwtch area, shaker style kitchen, a contemporary family bathroom, and three bedrooms, including master with en-suite shower room. The property also has ample built in storage throughout including fitted wardrobes in all three bedrooms, and is fitted with electric heating. 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:///spellings.cups.ascendant

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