



34 Paxton Court, White Lion Street, Tenby, SA70 7ET

£235,000



Paxton Court is an exclusively designed, purpose-built retirement home for the over 55's. Benefitting from residents lounge, laundry room, communal atrium, a guest suite for visiting family members, on-site house manager and peaceful landscaped gardens, the building offers the very best in luxury and comfort.

This one bedroom apartment is beautifully presented with living room, kitchen and shower room. The property benefits from underfloor heating throughout and views over Tenby town centre and beyond to Penally & ocean views of Giltar Point. The apartment is located on the 4th floor with lift access available. There are secure door entry systems and secured on-site parking available.

Paxton Court is located on Tenby's North Seafront, just outside of the historic town walls. The shops, eateries, harbour and beaches are all situated within easy walking distance.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



Paxton Court

Paxton Court was constructed and still managed by McCarthy & Stone. There is an on-site house manager who oversees the development providing residents peace of mind.

There are several communal areas including a resident's lounge and atrium with tea/coffee facilities which provides opportunity to meet other residents and there is a regular array of social activities throughout the week to join in as well. The enclosed communal garden is accessed through the living room and provides a peaceful outdoor space with decked areas, level pathways and seating.

Use of the on-site laundrette is covered by the communal charges. The laundrette features washing and drying machines, stainless steel sink and ironing facilities.

Below the development is a secure gated car park where a space can be used by permanent residents at a cost of £250 per annum by arrangement with the House Manager. The car park also includes space for Mobility Scooter parking and the central bin storage area.

Paxton Court offers the facility of a Guest Suite which friends and family can book directly through the main reception at a fraction of the cost of a hotel room. Facilities include; twin beds, built-in wardrobe, en-suite shower room, television, tea/coffee making facilities, access to the communal areas.

Entrance Hallway 10'2" x 3'8" (3.1m x 1.14m)

The entrance hall to Apartment 34 features carpeted floor, smooth plaster and emulsioned walls and ceiling with recessed ceiling spotlights. Hallway also features door entry phone system, smoke alarm, and pull-cord alarm system. There is a large storage cupboard containing electric fuse box and water tank plus shelving and plenty of storage space.

There is underfloor heating throughout the apartment with thermostatic controls in every room. There is also an air ventilation system throughout the apartment.

Living Room 14'7" x 12'7" (4.47m x 3.86m)

The living/dining room features smooth plaster and emulsioned walls and ceiling, fitted carpet, central ceiling light fitting and wall light, tv and phone point, and two double glazed sash windows with beautiful views over Tenby town centre and stretching as far as Penally with distant ocean views of Giltar Point.

Kitchen 7'10" x 6'11" (2.4m x 2.13m)

This modern fitted kitchen features wall and base units and worktop over, stainless steel sink with draining board and in-built Neff appliances including; 4-ring induction hob with stainless steel extractor fan above, integrated fridge/freezer and dishwasher, built in oven and space for microwave above. Smooth plaster and emulsioned walls and ceiling with recessed ceiling spotlights and timber effect laminate flooring.

Bedroom 12'0" x 9'6" (3.66m x 2.92m)

This double bedroom features smooth plaster and emulsioned walls and fitted carpet, central ceiling light, built-in double wardrobe with mirrored doors, TV point, and a double-glazed sash window.

Shower Room 7'4" x 5'4" (2.26m x 1.65m)

With tiled walls and flooring this wet-room features; large walk-in shower with glass screen and stainless-steel hand rail, close coupled low-level WC, vanity unit with wash hand basin, ceiling extractor fan, pull-cord alarm system and heated towel rail.

Agents Notes

The property is owned on a leasehold basis, with a 125-year lease term from 2014.


Pets allowed with Freeholder consent. Cannot Be Holiday Let.


There is an annual ground rent of £495. Community Charge is currently £3,792 per annum including; water rates. under-floor heating and hot water, buildings insurance, rubbish collection, use of laundry facilities, maintaining communal internal and external areas, window cleaning, on-site House Manager and 24hr emergency call system.

The Pembrokeshire County Council Tax Band is D - approximately £1655.51 for 2023/24.

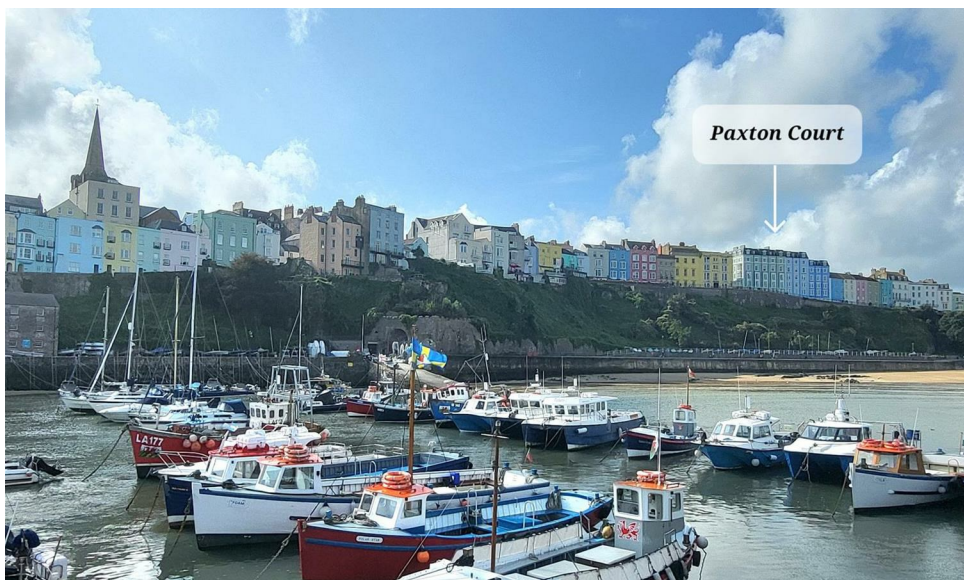
- Beautifully Presented One Bedroom Apartment
 - Over 55's Only
 - Lift Access Available
 - On-Site House Manager
 - Close to all Local Amenities

- Exclusively Designed Purpose Built Development
 - Luxury Retirement Complex
 - Well Maintained Communal Areas
 - Town Centre & Seafront Location

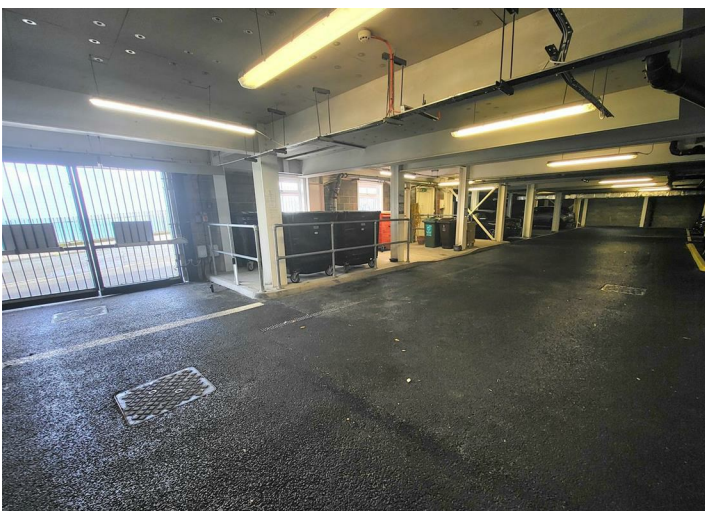
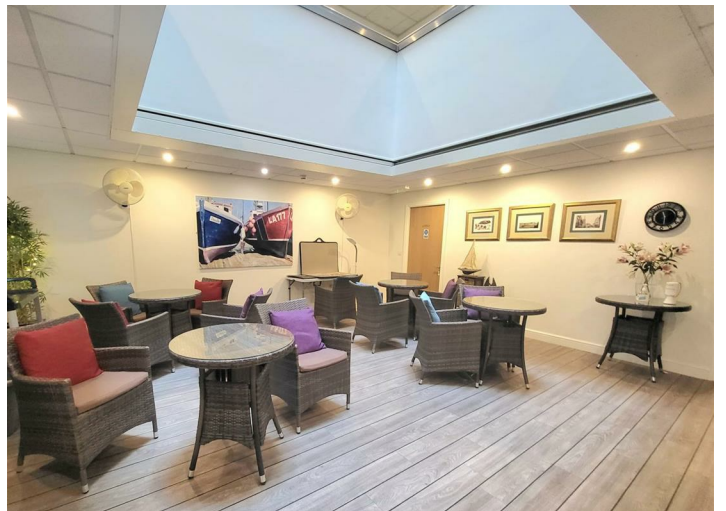
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

From our office head up through Tudor Square to the seafront and turn left at the mini roundabout. The main entrance to Paxton Court is on the right hand side through a secure door entry system.







Floor Plan

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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