



## Apartment 1 Croft House, The Croft, Tenby, SA70 8AP

£395,000



CROFT HOUSE, TENBY has now begun the next phase of development creating two spacious lower ground-floor apartments. Situated on the seafront, close to the beach and town centre shops, cafes and restaurants. Local and reputable builders, Coastal Developments Tenby, have taken on this project with a passion for creating stunning seaside properties ideal for coastal living. Each apartment has been purposely designed to make the most of natural light and open plan living space.

Purchasers can be involved in the design of the apartment from early stages. You can watch your future home take shape with regular status updates from the developer. Choosing from a range of aspects including; colour schemes, kitchen & bathroom design and fittings, choice of flooring, joinery. and much more.

APARTMENT ONE is situated on the lower-ground floor and boasts a spacious open plan living, kitchen and dining space with 2 ensuite double bedrooms and separate W.C. This apartment will have its own private entrance from street level. Apartment 1 will also have a small rear courtyard.

The building itself is steeped in history and was visited in 1900 by the famous artist and children's author Beatrix Potter. Her drawing of the pond in the garden appears in the Tale of Peter Rabbit and there is a plaque on the building commemorating her visit.



LOCK HOUSE C.1750



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



- **Lower Ground Floor Apartment**
  - **Two/Three Bedrooms**
  - **Close to Town Centre**
  - **Purchaser's Choice of Finish**
- **Local Well-Regarded Developer**

- **Seafront Location**
- **Family Bathroom and WC**
- **High Specification Finish**
- **Private Entrance from Street**

#### [A Note from the Developers](#)

Over the course of the build, our project manager will be in contact regarding the options and choices for personalization of the apartment. We would love for you to feel part of the build process and welcome your input at the different stages. What we do ask, is that if you would like to make a site visit, it is pre booked with Birt & Co due to the nature of works, so we can insure that it is safe to do so on the desired day and time.

#### [Painting & Decoration](#)

The developer would like to make the décor as personal as possible so please choose any colour of paint for all internal walls & woodwork from the selected range.

#### [Kitchen](#)

Cwtch Haus kitchens based in Haverfordwest are the suppliers. They have an extensive showroom and website, and their team will have all the dimensions of the apartments and will be happy to help in designing the perfect kitchen space.

#### [Bathrooms](#)

Bathrooms will be from High Life, who have an extensive range. Hard copy brochures will also be available on request. The developer's team of plumbers will work closely with the purchasers. Bathroom positioning can be agreed, depending on what is practical in the bathroom and ensuite space.

#### [Flooring](#)

Kitchen and bathroom areas are to be fitted with LVT (luxury vinyl tile) flooring. This is a high class matted waterproof flooring that comes in a huge range of designs, with all other areas to be carpeted.

Choice of carpets and LVT are available to view at Classic Carpets, who are situated in the village of Kilgetty just outside Tenby. They have extensive ranges and the team are extremely knowledgeable and a pleasure to deal with.

Note: There will be no tiling permitted to floors, to ensure sound proofing through the building.

#### [Joinery](#)

Doors to be original panel or to match, painted your desired colour. Fire rated doors at front door and where required internally.

Skirting to all rooms as original or equivalent, painted desired colour.

Knob style door handles on all doors as per the period of the building (locking on bathrooms) in chrome or brass.

#### [Heating & Hot Water](#)

Ronite D series horizontal electrical radiators will be installed, offering Wi-Fi control, in the choice of white or black, but other colours are available.

Ronite D series 300w white towel radiators installed in all bathrooms, with other colours available.

Ronite Rome Wi-Fi controlled unvented water heater.

The full range of colours can be viewed online.

#### [Tiling](#)

All bathrooms fully or half tiled walls as required.

Tiled splashback to kitchen if desired.

Tiles can be chosen from Topps Tiles who have stores nationwide and catalogues available or from Direct Tile Warehouse who have showrooms in Cardiff and Swansea and an extensive catalogue online.

#### [Electrical](#)

Low energy brushed chrome or white spotlights to all rooms, pendants can be installed in place of spotlights if desired, any decorative lighting supplied can be installed but may be subject to charge.

White or chrome double power sockets and light switches to all rooms.

TV points & power sockets for wall mounted TV in both lounge and kitchen, also bedrooms if desired.

The main phone line connection points will be situated in lounge unless agreed prior to installation.

A telecom system will be installed for front door access.

Wall mounted TV can be fitted by the developer in readiness for occupation.

#### [Interior Design](#)

If desired, the developer can introduce purchasers to a local interior designer, who can collaborate directly to make the best of the new property

#### [Communal Areas](#)


The grand front entrance and exterior of the building have been tastefully decorated. Consideration has been given to maintaining the style of the building, in line with the period it was built and its history.


#### [Please Note](#)

The lease term will be 999years commencing from 2023.

The service charge is £1320.30 per annum. Property Managed by Birt&Co.

We are advised that mains electric, drainage and water are connected to the property.

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

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



From our office in Tenby head up through Tudor Square onto North Beach Parade. Drive over the mini roundabout, turn right at the zebra crossing and Croft House is located on your left hand side, overlooking the iconic North Beach.



# Floor Plan

## LOWER GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.