



Croft Court, Tenby, SA70 8AR

£225,000



A well-presented and cosy apartment, boasting the 'postcard' view of Tenby's famous harbour from the living room and kitchen. The property has 2 bedrooms, bathroom, living room, and good-sized kitchen with gas central heating throughout.

Located just 100 meters from the picturesque North Beach and a short walk to the vibrant town centre, offering an array of shops, cafes, restaurants, and attractions. Enjoy the ease of exploring Tenby and its surroundings with good access to public transportation options.

Situated in the imposing Croft Court, the building has on-site residents parking, a resident caretaker and lift access is available for easy and convenient entry to the 5th floor apartment. This property is offered for sale with no onward chain.



LOCK HOUSE C.1750



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



- **View of Tenby Harbour**
 - **Parking on Site**
- **100m to North Beach**
- **Long Leasehold Term**

- **5th Floor with Lift Access**
 - **2 Bedrooms**
- **Gas Central Heating**

Lounge 12'5" x 11'9" (3.78m x 3.58m)

A cosy living room with fantastic views of the harbour from the large picture window, with ceiling light point, radiator and further door to main bedroom.

Bedroom 1 9'6" x 7'10" (2.9 x 2.4)

Double bedroom has feature timber panelling and built in storage. There's a ceiling light point, radiator and rear window with views over Narberth Road and partial sea view over the top of the complex.

Bedroom 2 9'6" x 5'6" (2.9 x 1.7)

Single bedroom with sliding door, timber panelling, ceiling light, radiator and small window to rear.

Kitchen 8'10" x 8'6" (2.7 x 2.6)

Spacious kitchen with large picture window offering great views out to Tenby and the harbour. A range of wall and base units with tiled splashback and space under worktop for storage/appliances, with gas combi boiler and electric fuse board.

Bathroom 6'10" x 6'6" (2.1 x 2)

Tiled bathroom suite with carpeted flooring, with sink and WC in vanity, bath (no shower over), towel radiator, and 2 x windows to rear.

Hall

Front door opens into hallway, with space for shoes and coats and a built-in storage cupboard.

Please Note

The property is owned on a leasehold basis, with a 999-year lease term from 1961.

There is an annual ground rent of £14. Service Charge & Sinking Fund is run in arrears, payable every 6 months and last year's total payment was approx. £1965.90.

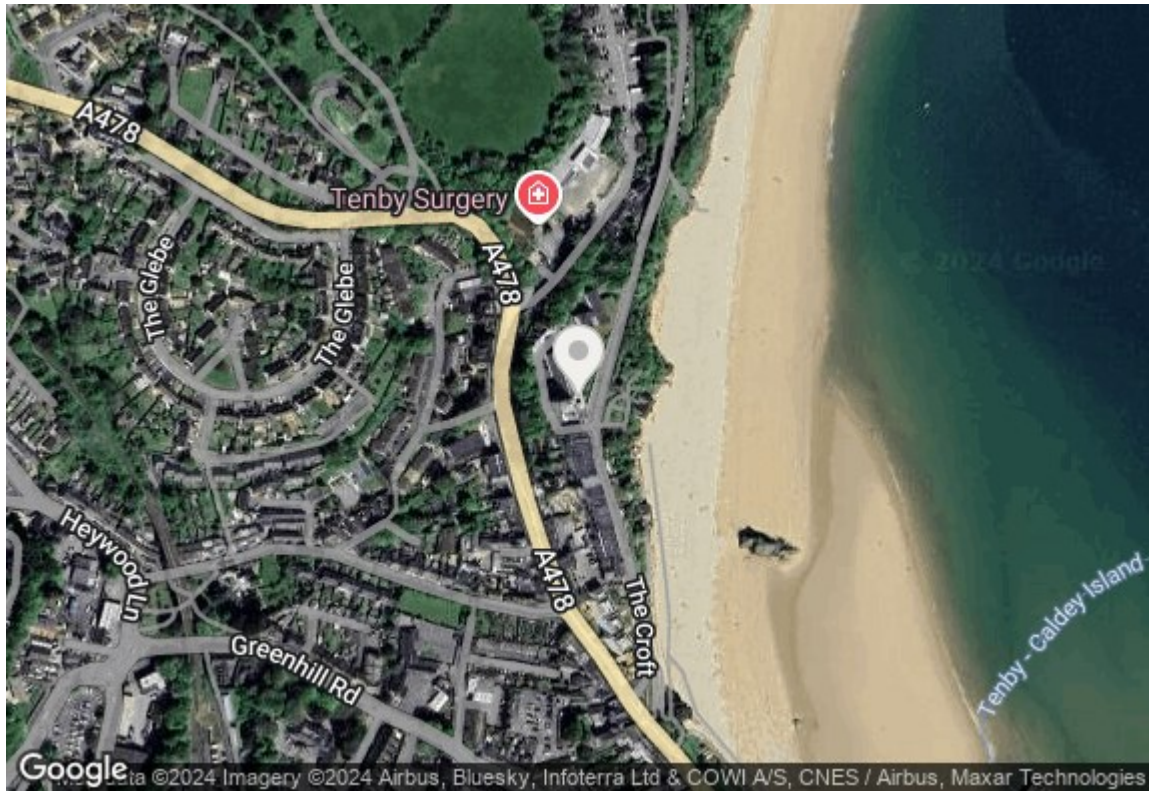
There were external works completed last year, with lots of render replacement, for which there was a

one-off charge of £1012.69.

Commercial holiday letting allowed. Pets allowed with Freeholder consent.

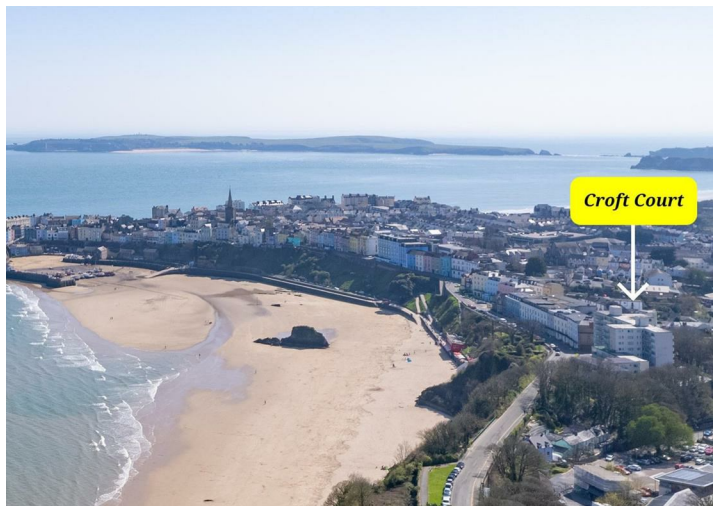
The Pembrokeshire County Council Tax Band is B - approximately £1494.51 for 2024/25.

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



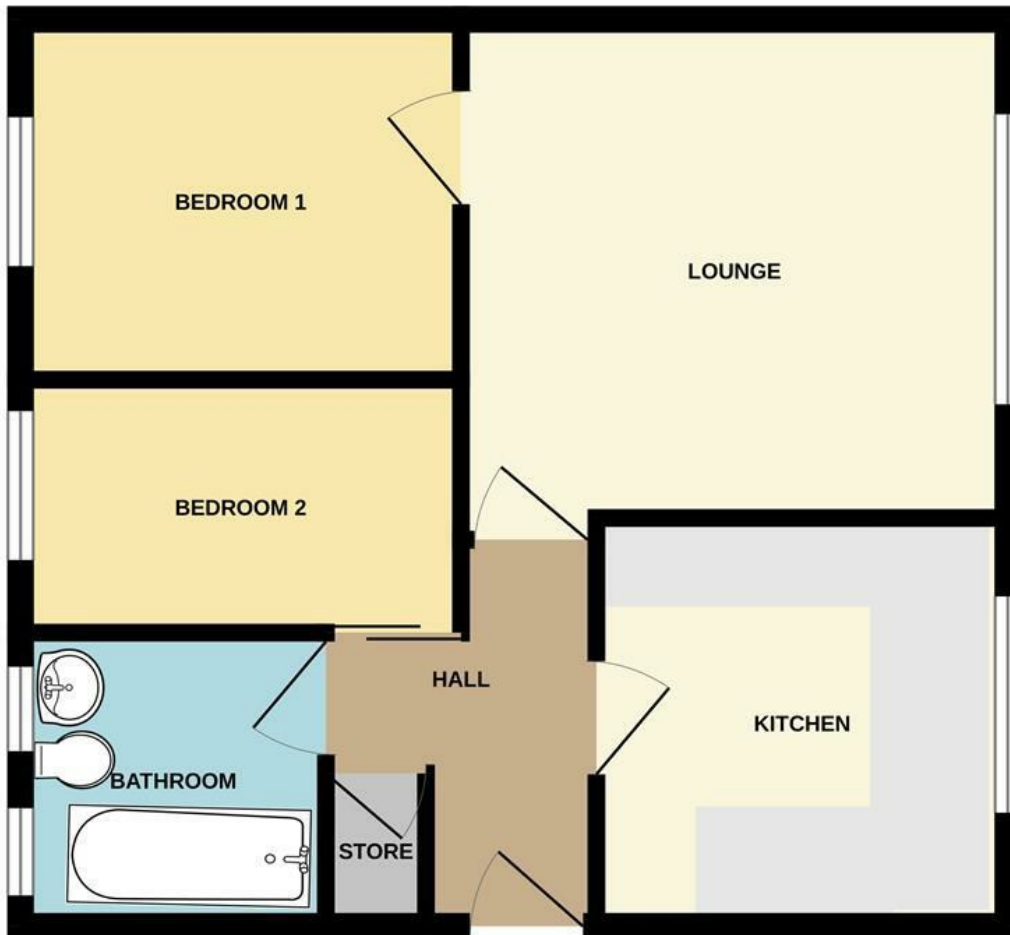
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

From our office head up through Tudor Square to the North Beach Esplanade. Drive straight over the mini roundabout and turn right after the zebra crossing. Croft Court is further down on the left-hand side and Number 55 is located on the 5th floor via the stairs or passenger lift.



Floor Plan

GROUND FLOOR



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