



## Wimbledon Court, Tenby, SA70 7DZ

£189,950



A ground floor one bedroom flat with allocated parking and private entrance.

An attractive bay window in the living room overlooks the front garden and forecourt, towards the Old Town Walls and the Five Arches.

Located just outside the historic Tenby Town Walls on St Florence Parade, this residence provides easy access to the town centre and its variety of local amenities. A leisurely stroll will reveal stunning sea views from The Esplanade and pristine golden sands at South Beach.

Wimbledon Court offers a purpose-built retirement complex tailored for those aged 50 and above, and cannot be used for commercially holiday letting.



LOCK HOUSE C. 1750



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



- **Ground Floor**
- **Private External Entrance**
  - **Communal Gardens**
  - **Complex for over 50's**

- **Allocated Parking Bay**
- **Gas Fired Central Heating**
- **Close To All Amenities**
- **Outside Patio Area**

#### Entrance Hall 15'7" x 3'0" (4.75 x 0.91)

Entered from the communal courtyard via the composite front door, the hallway has doors to all rooms and a storage cupboard housing the combi boiler.

#### Lounge 15'3" x 12'7" (4.65 x 3.84)

A bright room with large double glazed sash bay window overlooking the front courtyard. There is a radiator, telephone point, TV point, smoke alarm, intercom, and 2 ceiling light points.

The rear of the room has an opening to the kitchen.

#### Kitchen 7'6" x 6'5" (2.29 x 1.96)

Fitted units with electric hob, oven, and extractor over, stainless steel sink and drainer, with under counter fridge, and space for washing machine.

#### Bedroom 12'0" x 10'0" (3.66 x 3.05)

To the rear of the property, the bedroom has double glazed sash window overlooking rear courtyard. There is a double radiator, phone point, TV point, centre light fitting with over bed pull switch.

#### Bathroom

A newly refurbished bathroom with walk in shower enclosure with mains shower, WC, pedestal sink, and electric towel radiator.

#### Externally

To the front of the development is an allocated parking space within the parking area, plus communal garden to the side. Immediately in front of the property is another lawned area, with various plants and shrubs.

The complex' courtyard is accessed through secure electronically controlled gates, or from within the building, and has a further communal seating area. The apartment's front door is to this side on the ground floor, and not within the building.

Outside of the apartment is a small patio walkway with iron railings, which would be suitable for e.g. a bistro set to enjoy some outside space in the sun.

#### Please Note

The property is owned on a leasehold basis, with a 999-year lease term from 1991. Property Managed by Birt & Co.

There is an annual ground rent of £1. Service charge & Sinking Fund is £847.52 per 6 months.


Pets allowed with Freeholder consent. No holiday letting allowed. (Long-term letting allowed)

The Pembrokeshire County Council Tax Band is D - approximately £1921.51 for 2024/25.

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



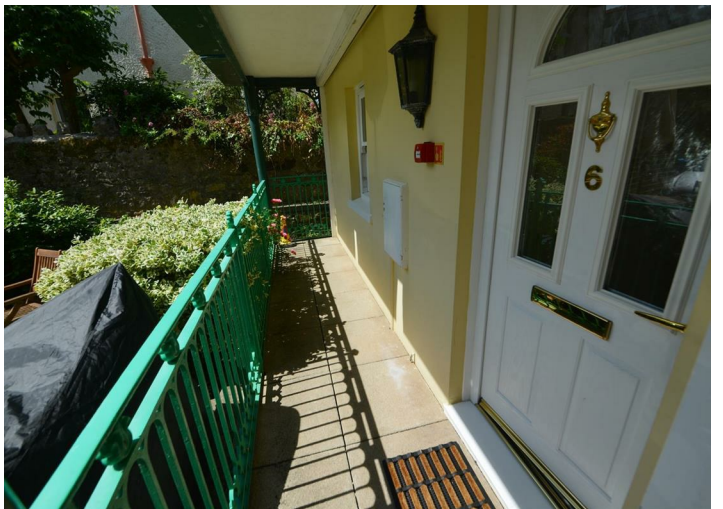
## Energy Efficiency Rating

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



From our office head up through Tudor Square, turn left at the mini roundabout into White Lion Street and left again at the junction onto St Florence Parade. Follow this road heading towards the South Beach. Wimbledon Court is the pink building on the right-hand side.



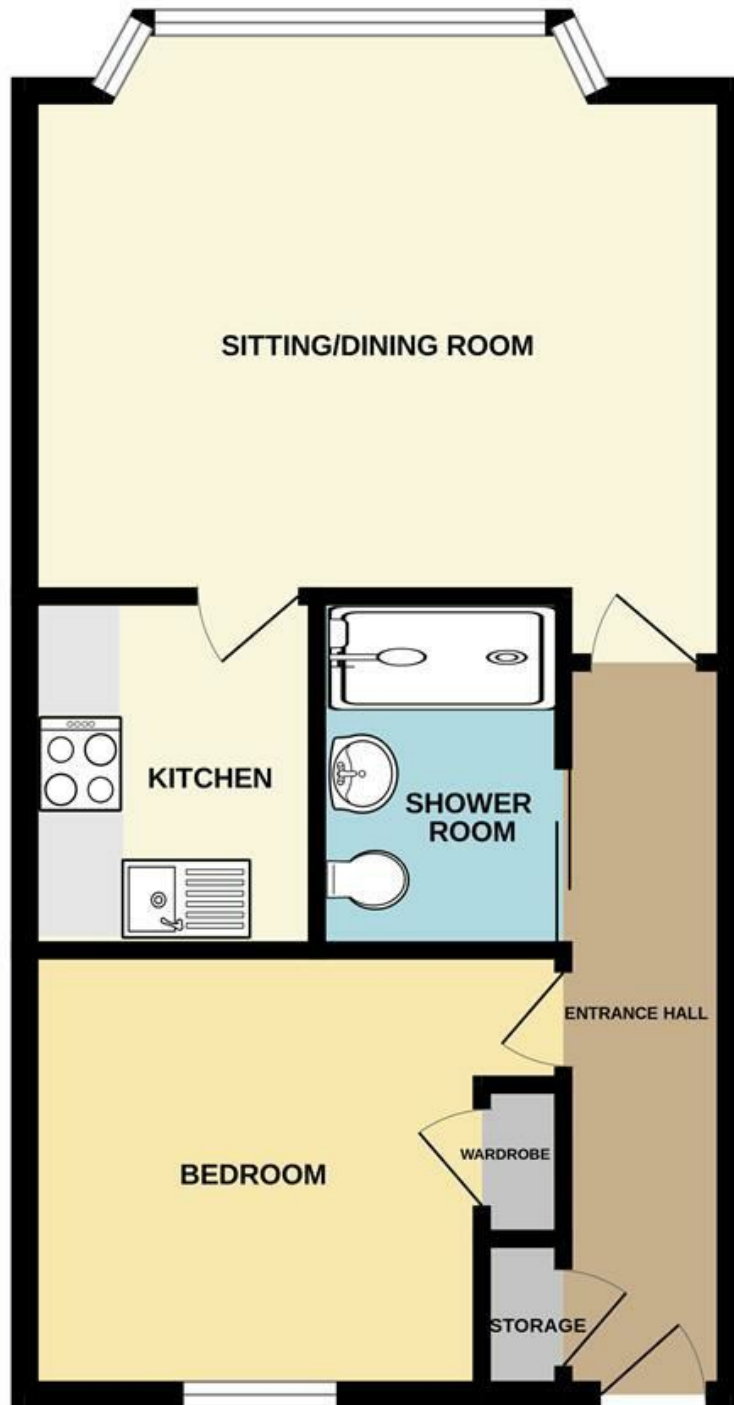






# Floor Plan

GROUND FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (40.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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