



## Croft Court, Tenby, SA70 8AR

£210,000



A spacious and bright two-bedroom apartment located approximately 100 meters from the beach and 300 meters from Tenby Town Wall.

The main bedroom and the lounge have large picture windows, that along with the balcony, make the most of the lovely sea views towards the Gower Peninsula. The apartment benefits from uPVC double glazing and a gas combi boiler.

Croft Court is a popular development and has off road parking, lift access, and an on-site caretaker, making it ideal as a residence, holiday home, or for investment purposes.



LOCK HOUSE C. 1750



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



- **Spacious Apartment**
- **Sea View from Lounge**
- **6th Floor with Lift Access**
- **200m To North Beach**

- **On Site Parking**
- **Sea View from Bedroom**
  - **Balcony**
  - **Long Lease**

#### Entrance

Each apartment in Croft Court has a parking permit for residents and guests. There are many parking spaces on site but they are not guaranteed.

Enter the building in the main entrance lobby, and a passenger lift or stairs will take you to the 6th floor.

#### Hallway

Good sized hallway has central heating radiator with ample space for shoes and coats, and doors leading into the living room and kitchen.

#### Kitchen 13'1" x 7'7" (3.99 x 2.31)

Kitchen has large uPVC double glazed window with views out over Tenby, larder style cupboard and recess housing the fridge/freezer. The fitted kitchen comprises a number of wall and floor mounted units, single stainless-steel sink, electric cooker, space and plumbing for dishwasher and washing machine, Worcester gas combination boiler and central heating radiator.

#### Lounge / Diner 12'7" x 22'1" max (3.84 x 6.73 max)

Lounge area has large uPVC double glazed window and door opening onto the balcony with sea views towards the Gower, TV point and central heating radiator.

Dining area has central heating radiator and uPVC double glazed window with views to the rear over Tenby towards Penally.

#### Bathroom 7'2" x 6'10" (2.2 x 2.1)

Fully tiled bathroom with two uPVC double glazed obscure glass windows to the rear, bath with shower over, WC, wash hand basin and central heating radiator.

#### Bedroom One 13'1" x 10'4" (3.99 x 3.15)

Spacious double room with large uPVC double glazed picture windows with views over the sea to the Gower

beyond, central heating radiator, TV point and ample space for freestanding furniture.

#### Bedroom Two 10'0" x 11'9" (3.05 x 3.58)

Bedroom two has large uPVC window to the rear with views over Tenby towards Penally. One light point, and a central heating radiator.

#### Note

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

There is an annual ground rent of £15. Service charge & sinking fund is not a set figure, as the account is run in 6 monthly arrears. Last year's total contribution was £1969.90.

Commercial holiday letting allowed. Pets allowed with Freeholder consent.

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

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



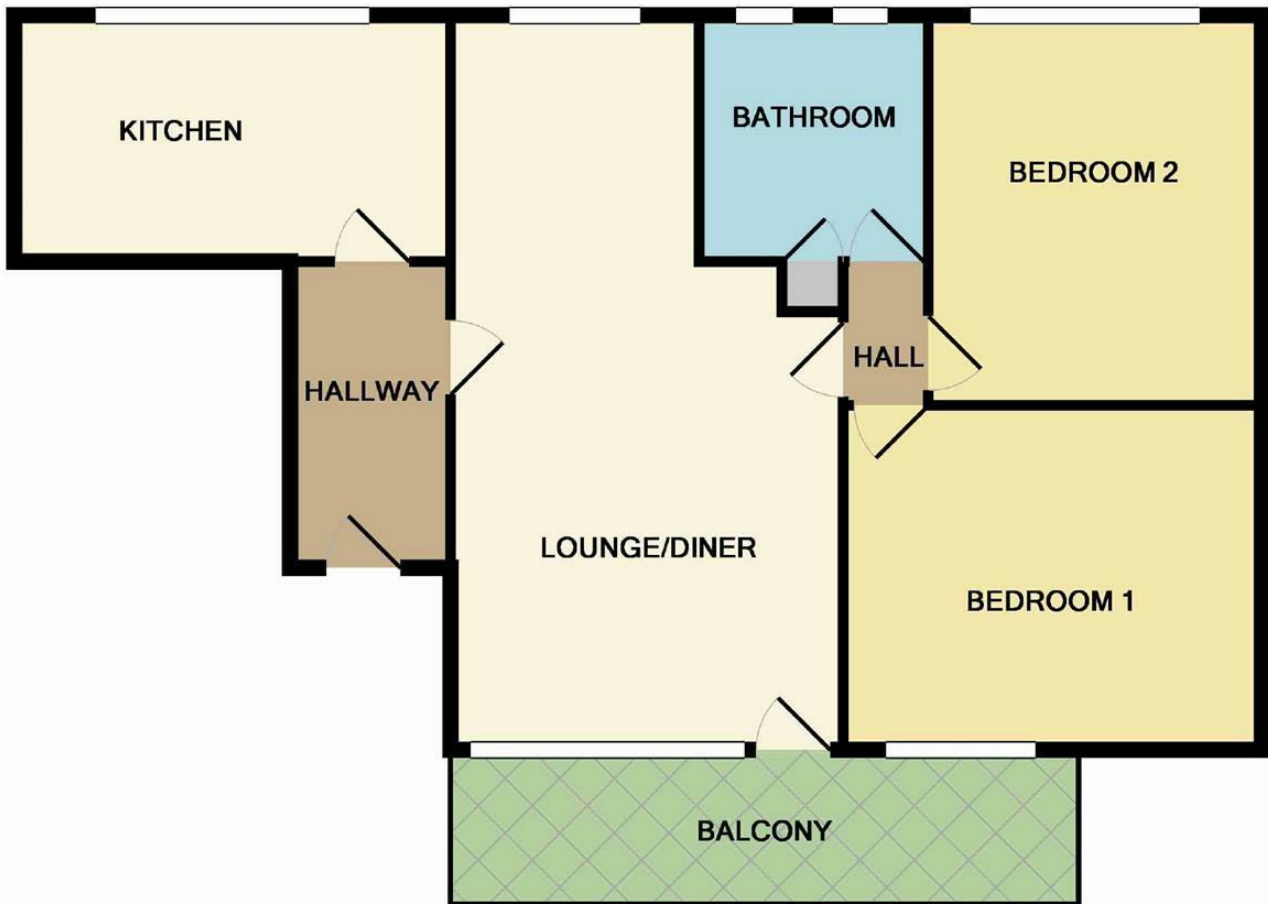
From our office head up through Tudor Square to North Beach Esplanade. Drive straight over the mini roundabout and turn right after the zebra crossing. Croft Court is further down on the left-hand side and Number 64 is located on the 6th floor via the stairs or the passenger lift. The property is entered via a solid wood front door which opens into the hallway.

| 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>                                   |                            | <b>78</b> |
| (55-68) <b>D</b>                                   | <b>65</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<br>2002/91/EC |           |





## Floor Plan



CROFT COURT, TENBY  
TOTAL APPROX. FLOOR AREA 682 SQ.FT. (63.3 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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