



## 13 Wimbledon Court, Tenby, SA70 7DZ

£225,000



A second-floor apartment in Wimbledon Court, a purpose-built retirement complex tailored for those aged 50 and above. The property is thoughtfully designed, with 2 bedrooms, a lounge with bay window looking along the Town Walls to the sea, separate kitchen and bathroom, plus parking.

It features gas-central heating, double glazed sash windows, a communal garden space, along with allocated parking for one vehicle. Additionally, the complex provides lift access for added convenience.

Located 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.

This property is available for sale with no onward chain. Please note that while it cannot be commercially used for holiday letting, long-term leasing is an option. The complex is managed by Birt&Co.



LOCK HOUSE C.1750



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



- **Purpose-Designed Complex for Over 50's.**
  - **2 Double Bedrooms**
  - **Lift Access Available**
  - **Communal Garden**
- **Second Floor Apartment**
  - **Town Centre Location**
  - **Allocated On-Site Parking**
    - **No Onward Chain!**

#### Entrance Hall

Accessed through the uPVC front door, the entrance hall features central heating radiator, large storage cupboard, 2 ceiling light fittings, smoke alarm, electric fuse box and thermostat.

#### Kitchen 8'7" x 8'5" (2.64m x 2.57m)

Kitchen has double-glazed sash window to the front, ceiling strip light and comprises floor and wall mounted units with worktop over built-in oven and 4-ring gas hob, stainless-steel sink with mixer tap and draining board. Undercounter space and plumbing for washer/dryer and space for undercounter fridge. The kitchen also houses the Worcester combination boiler.

#### Living/Dining Room 10'7" x 18'6" (3.25m x 5.64m)

Lounge has window to the rear overlooking the Historic Town Walls, two centre ceiling lights, central heating radiator, entry phone system and TV point.

#### Bedroom 1 17'3" x 9'3" (5.28m x 2.84m)

Bedroom one has window to the rear overlooking the Historic Town Walls, fitted wardrobes with shelves and hanging rails, central ceiling light and central heating radiator.

#### Bedroom 2 9'4" x 8'0" (2.87m x 2.46m)

Bedroom two has window to the front, central ceiling light, central heating radiator, fitted double wardrobe with sliding mirrored doors and pull cord assistance alarm system.

#### Bathroom 9'4" x 8'0" (2.87m x 2.46m)

Bathroom is fully tiled featuring easy access bath with overhead shower, pedestal wash hand basin with wall mounted mirror, close coupled WC, central ceiling light, ceiling extractor fan and central heating radiator.

#### 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 £1,637.28 per annum.

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

The Pembrokeshire County Council Tax Band is E - approximately £2348.51 for 2024/25.

We are advised that mains electric, gas, water and drainage is 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 CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

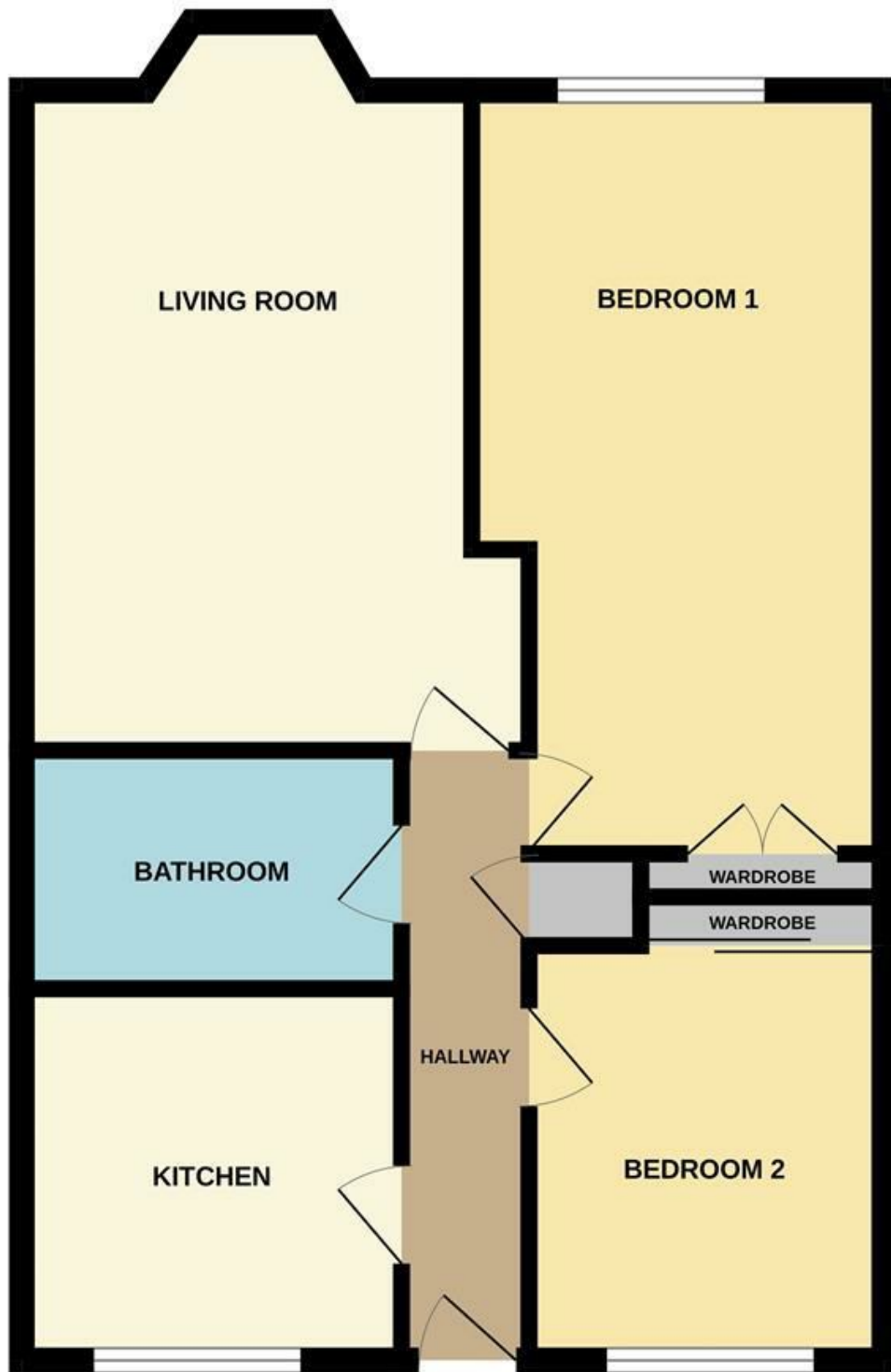


From our office head up through Tudor Square, turn left at the mini roundabout into White Lion Street and left again at the junction onto St Florence Parade. Follow this road heading towards the South Beach. Wimbledon Court is the pink building on the right-hand side.





## Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only  
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