



## Croft Court, Tenby, SA70 8AR

£275,000



A two-bedroom first-floor apartment boasting stunning sea views that can be enjoyed from your own balcony or the comfort of your sofa.

Located close to the town centre, providing easy access to all the amenities Tenby has to offer, whether you fancy a leisurely stroll along the beach or a spot of shopping in the town, everything is just a stone's throw away.

Croft Court comes with a parking permit for residents and also an additional permit for visitors. Across the road are public gardens which offer a peaceful retreat where you can relax and unwind, with steps directly down to the beach.



LOCK HOUSE C. 1750



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



- **Sea & Harbour Views**
  - **Balcony**
- **Popular Location**
- **Passenger Lift**

- **Walking Distance to Town Centre**
  - **Parking Available**
- **Holiday Letting Allowed**
- **Approx. 50m From Beach**

### Building Entrance

Croft Court has 2 entrance lobbies. Enter the left side, with automatic doors to front and rear car park, with lift and stairs. No.10 is on the first floor.

### Entrance Hall 5'6" x 5'2" (1.7 x 1.6)

Door opens into a vestibule area with space for shoes and coats, with a large obscure window and a door opening into the lounge/dining room.

### Lounge/Diner 26'2" x 12'5" max (8 x 3.8 max)

A bright L-shaped space with large windows and sliding door out to the balcony, overlooking Tenby's North Beach and lifeboat station beyond.

The room has a dedicated dining space, with laid to carpet and spot lighting throughout.

### Kitchen 8'10" x 7'10" (2.7 x 2.4)

A good-sized kitchen with a range of wall and base units, with a large window to the rear. Appliances include electric hob and oven with extractor over, fridge, freezer, sink and dishwasher.

### Bedroom One 13'1" x 9'2" (4 x 2.8)

Main bedroom boasts a large picture window to the front with sea and harbour views. Laid to carpet and central ceiling light.

### Bedroom Two 11'9" x 9'6" (3.6 x 2.9)

A second double bedroom with window to the rear, laid to carpet and central ceiling light.

### Shower Room 7'4" x 6'6" (2.25 x 2)

Family shower room with shower enclosure with electric shower, WC and wash hand basin. The room has partially tiled walls, with two obscure windows to the rear and a built-in storage cupboard housing the hot water boiler.

### Notes

The tenure is leasehold, with a lease of 999 years from 1961. Each apartment has a resident parking permit plus an additional permit for guests although spaces are not reserved.

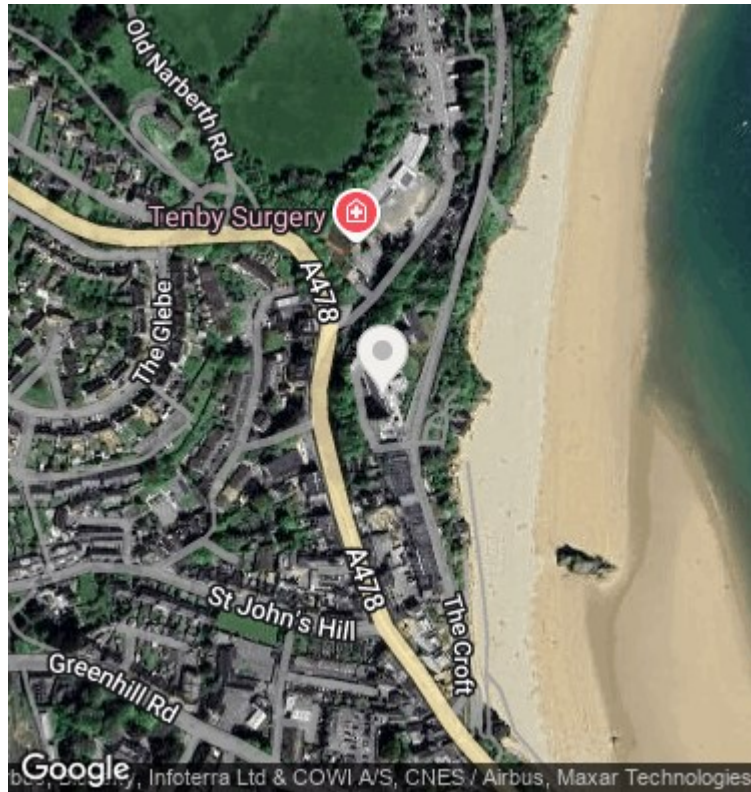
The ground rent is £9.50 per 6 months. Service charge & sinking fund is run in arrears, payable every 6 months. The service charge for the period January to June 2024 was higher than usual due to 'one-off' expenses including re-rendering of the block, new fire alarm system, replacement of windows and doors, and contribution was £2138.07.

Holiday letting allowed. Pets permitted with consent from the freeholder.

uPVC double glazing. Electric heaters and hot water heater.

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

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



From our office head up through Tudor Square to the North Beach Parade, drive over the mini roundabout and turn right at the zebra crossing. Croft Court is approximately 250 yards on the left-hand side.

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>	51	66
(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	





FIRST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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