



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

Telephone; (01834) 842204
Email; sales@birtandco.co.uk

www.birtandco.co.uk



35 Clareston Court Station Road
Tenby
SA70 7LZ

£90,000

Flat
Leasehold



NO ONWARD CHAIN

A comfortable one-bedroom flat in central Tenby. Perfectly situated, the property is just a stone's throw away from the local amenities, picturesque beaches, and the stunning coastline that Tenby is renowned for.

The property is on the 2nd floor and comprises a lounge, kitchen, bathroom, and double bedroom, with spacious storage cupboards.

This flat is perfect for first-time buyers, or those looking to downsize or move to the town centre. With its prime location and essential amenities, it presents an excellent opportunity to enjoy the best of Tenby but cannot be holiday let.



LOCK HOUSE C. 1750



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



- **One Bedroom Apartment**
- **Close To Train Station**
- **Night Storage Heating**

- **South Facing Outlook**
- **Central Tenby Location**
- **Built in Storage**

Lounge / Diner 13'9" x 8'10" (4.2 x 2.7)

A bright living room with uPVC window, central ceiling light and wall lights, plus electric storage heater. There is a doorway into the kitchen.

Kitchen 7'2" x 7'2" (2.2 x 2.2)

The fitted kitchen has wall and base units, with space for washing machine and freestanding oven and fridge freezer. The inset sink is in front of the South facing window, with a tiled splashback.

Bedroom One 13'9" x 7'10" (4.2 x 2.4)

The bedroom benefits from a built in double wardrobe to the rear, with a South facing uPVC window to the front. There is an electric storage heater and central light point.

Bathroom 7'2" x 5'6" (2.2 x 1.7)

The partly tiled bathroom suite comprises a bath with shower over and glass screen, WC, and pedestal sink, plus central light and extractor fan.

Hallway

The hall has a large storage cupboard at each end, one of which houses the immersion water heater.

Please Note

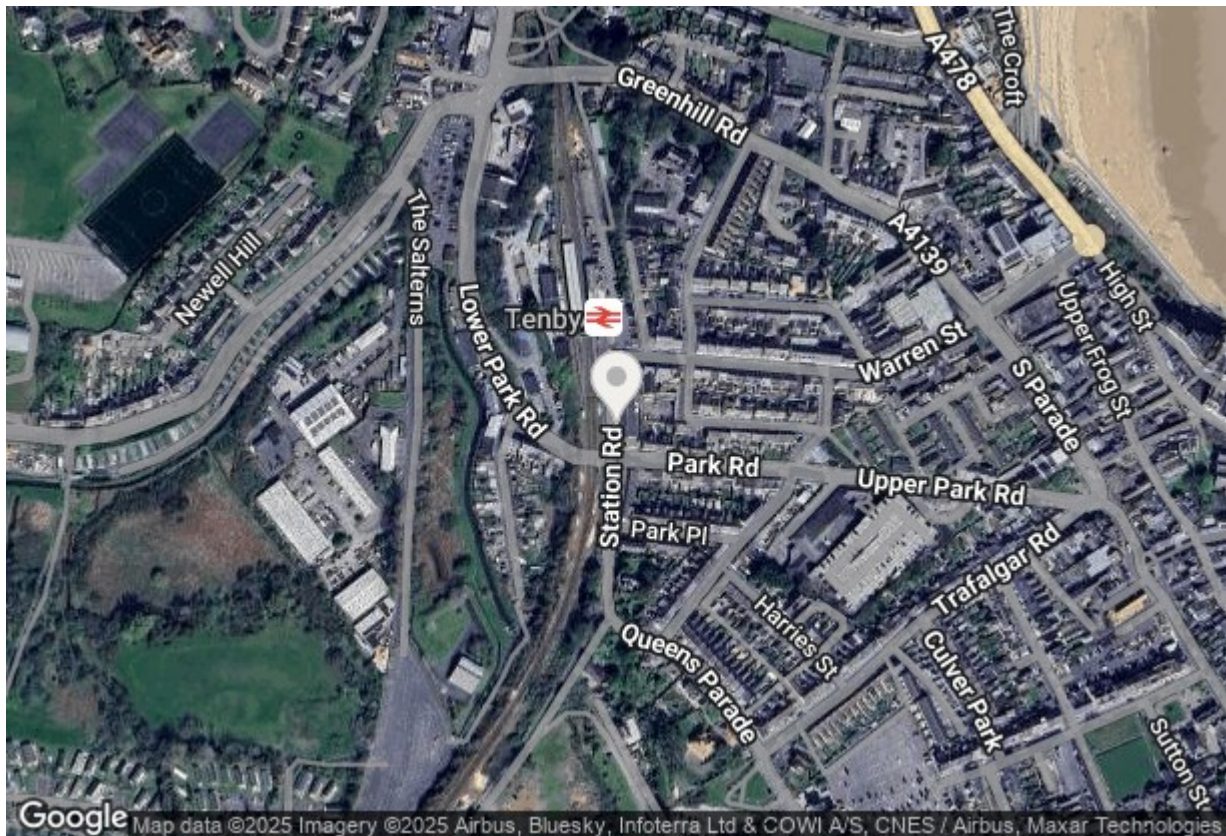
The Pembrokeshire County Council Tax Band is B - approximately £1,630.00 for 2025/26.

The property is sold on a leasehold basis with a lease length of 999 years from 1991.

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

The current six-monthly service charge amount is £509.98.

Holiday letting is not allowed.



Head down Warren Street to the train station. Follow the road round to the left and then after about 50 yards there is an opening on the left-hand side. Entry is into the communal hallway via buzzer entry system and the flat is located on the second floor. The agent will meet you at this door.

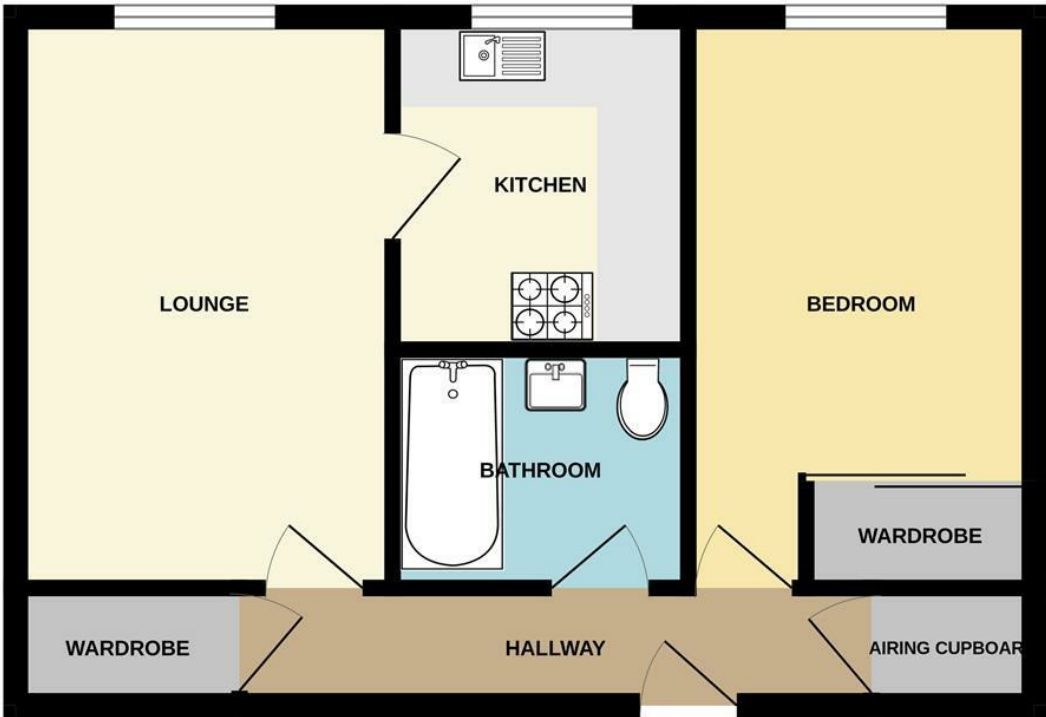
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 395 sq.ft. (36.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.