



Flat 11, Wimbledon Court, Tenby

Offers In Region Of £325,000

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Flat 11, Wimbledon Court, Tenby





## THE PROPERTY

Wimbledon Court is a quality development of apartments close to the South Beach and within a level walk of the town centre. The building has an entrance foyer with security phone access to the apartments, a lift and stairs. This apartment is situated on the First Floor with accommodation comprising Entrance Hall, Kitchen, Lounge, Dining Room, Bathroom and Two Bedrooms; the Master having an En Suite Shower Room. Wimbledon Court has a private car park with an allocated space for this apartment. There are also communal lawned gardens with well maintained shrubs and flower beds. Properties at this complex rarely come onto the market and viewing is highly recommended.

AGENT'S NOTE These apartments are for persons of 50 years of age and over.

## Entrance Lobby

Enter from St Florence Parade or from the apartment's car park into a secure communal lobby. Stairs and lift access to all floors.



## Hallway

Enter via a communal walkway through a glazed uPVC door into an L shape Hallway. Door to all rooms. Door to large closet with hanging rails.



## Kitchen

3.15m x 2.64m (10'4" x 8'8")

Timber frame double glazed sash window to the rear. Fitted with a range of wall and base units with matching worktop. Integral four ring electric hob and double oven with extractor over. Space and connection for under counter fridge, freezer, dishwasher, washing machine and tumble dryer. Inset stainless steel sink and drainer with mixer tap over. Part tiled walls. Vinyl flooring.

## Dining Room

4.09m x 2.69m (13'5" x 8'10")

Timber frame double glazed sash window to the side with secondary glazing. French doors to the front opening to the Lounge. Ample space for large dining suite.

## Lounge

5.05m x 3.66m (16'7" x 12'0")

Double aspect with timber frame double glazed sash bay window to the front and double glazed



## Master Bedroom

4.29m x 2.92m (14'1" x 9'7")

Timber frame double glazed sash window to the front with secondary glazing. Door to En Suite Shower Room. Doors to built in double wardrobe and closets with integral shelving.

## En Suite Shower Room

Fitted with matching suite comprising WC and wash hand basin in vanity unit, and mains shower in large glazed enclosure. Fully tiled walls. Vinyl flooring. Heated towel rail.

## Bedroom 2

4.27m x 1.75m (14'0" x 5'9")

Timber frame double glazed sash window to the front with secondary glazing.



## Bathroom

Frosted double glazed timber frame sash window to the rear. Fitted with matching suite comprising bath, WC and wash hand basin. Door to airing cupboard housing wall mounted Vaillant gas combi boiler. Fully tiled walls. Vinyl flooring.

## Externally

The development has a private car park with an allocated parking space for this apartment. There are also communal lawned gardens with well kept shrubs and flower beds.

## Property Information

We believe the property to be Share Of The Freehold, 967 years remain on 999 year lease.

Service charge variable, for this financial year which runs from the 1st October 2023 to 30th September 2024 for flat 11 they are £3390.09

Ground Rent £1

All mains services are connected.

Council Tax Band E.

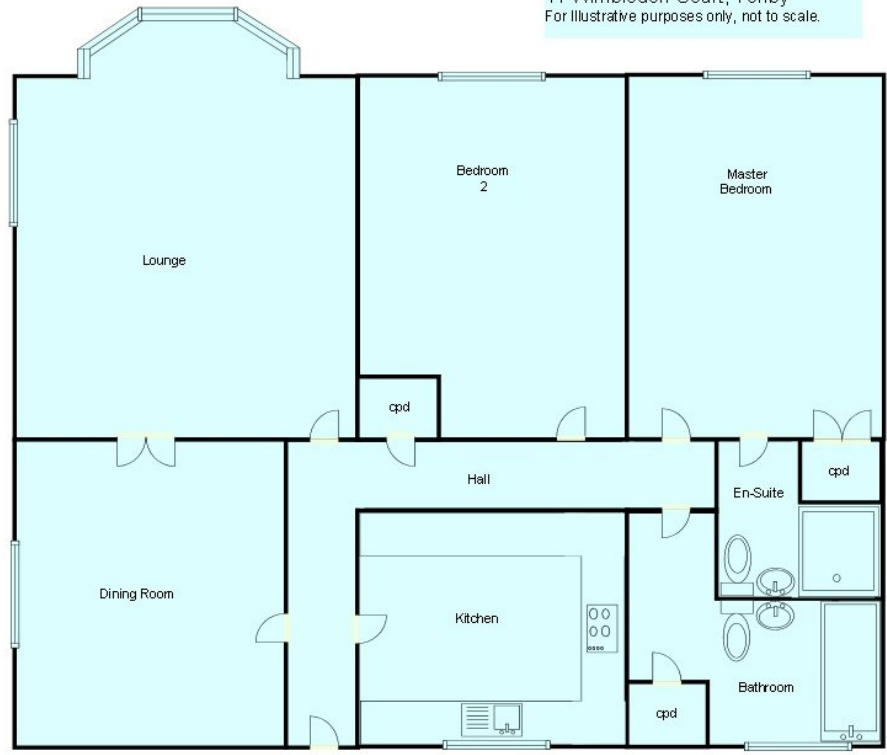
Please note: Wimbledon Court cannot be commercially holiday let, and is intended for the over 50's only.



## Directions

From our office turn left then immediate right to the Five Arches. Take the first left exit and continue on St Florence Parade for about 100 yards. Wimbledon Court will be found on the right hand side.

11 Wimbledon Court, Tenby  
 For illustrative purposes only, not to scale.



### 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>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



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