



10 Croft Court, Tenby

Offers In Region Of £325,000

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This purpose built first floor apartment is located within the popular Croft Court complex and has bright and inviting accommodation comprising Entrance Porch, Kitchen, Lounge/Dining Room, Two Double Bedrooms and Shower Room. The property benefits from a glass fronted balcony at the front offering unrivalled views over the North Beach, The Croft, Castle Hill and the coastline beyond. There is private parking and an on-site caretaker available within the Croft Court complex, and Flat 10 also benefits from lift access. The communal gardens with pretty flower beds and lawns provide an ideal seating area to relax and enjoy the sea view over North Beach and Tenby Town. This sought after location is only about 400 yards from the town centre and steps down to the North Beach are located through the gardens opposite the building. This would be an ideal residential or holiday home.





THE PROPERTY

This south purpose built first floor apartment is located within the popular Croft Court complex and has bright and inviting accommodation comprising Entrance Porch, Kitchen, Lounge/Dining Room, Two Double Bedrooms and Shower Room. The property benefits from a glass fronted balcony at the front offering unrivalled views over the North Beach, The Croft, Castle Hill and the coastline beyond. There is private parking and an on-site caretaker available within the Croft Court complex, and Flat 10 also benefits from lift access. The communal gardens with pretty flower beds and lawns provide an ideal seating area to relax and enjoy the sea view over North Beach and Tenby Town. This sought after location is only about 400 yards from the town centre and steps down to the North Beach are located through the gardens opposite the building. This would be an ideal residential or holiday home.



Entrance

Enter from well kept communal lobby with lift and stairs access to all floors.

Entrance Porch

Enter through timber door into Entrance Porch. Doors to Lounge/Dining Room. Obscure internal window to the front.



Lounge/Dining Room

7.9m x 4.1m (25'11" x 13'5")

Two large windows to front enjoying beautiful sea views across the coast; on a clear day it's possible to see The Gower Peninsula in the distance. Glazed sliding doors leading to the Balcony. Opening to Kitchen. Ample space for lounge and dining suites. Door to Rear Hall.

Balcony

12.8m x 4.9m (41'11" x 16'0")

Glass fronted balcony with space for table and chairs; a wonderful place to sit and enjoy the iconic views over the North Beach.

Kitchen

2.7m x 2.6m (8'10" x 8'6")

Window to rear. Fitted with a range of wall and base units with matching worktop. Inset 1.5 stainless steel sink and drainer with mixer tap over. Integral appliances comprising four ring electric hob and oven with extractor over, fridge,



Bedroom 1

4m x 3m (13'1" x 9'10")

Large window to front with access to Balcony, again enjoying wonderful views.

Bedroom 2

3.6m x 2.9m (11'9" x 9'6")

Large window to rear.

Shower Room

Two frosted windows to rear Fitted with matching suite comprising WC, and wash hand basin in vanity unit. Electric shower in curved glazed enclosure. Part tiled walls. Vinyl flooring. Built in cupboard housing Elson instantaneous hot water boiler.



Externally

Croft Court benefits from well kept communal gardens. Two private off road parking spaces are available on request for no additional cost, there are also garages at the rear that are available to lease, subject to availability.

Property Information

We believe the property to be Leasehold, 938 years remain on a 999 year lease.

The service charges are charged six monthly in arrears; therefore, they are based on how much is spent in the last six month period, the last charged amount for 1st July 2023 to 31st December 2023 was £1420.40. Ground rent is also charged six monthly and the six-month figure is £9.50.

All mains services are connected; there is a mains gas supply to the complex but the apartment is not currently connected.

No restrictions on holiday letting or long term letting.

Pets are permitted with the permission of the Landlord.

Council Tax Band D

Directions

From our office proceed to the top of Upper Frog Street and turn right. At the junction turn left and continue for a few yards taking the next right turn onto The Croft. Croft Court flats will be found after a short distance on the left hand



10 Croft Court, Tenby
 For illustrative purposes only, not to scale.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	51	
(21-38) F		
(1-20) G		



Registered Office: Boston House • Upper Frog Street • Tenby • Pembrokeshire • SA70 7JG
Tel: 01834 849090 • Email: info@chandlerrogers.co.uk

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