



25 Croft Court, The Croft, Tenby

£250,000

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This purpose built second-floor apartment is located within the popular Croft Court complex, and has bright and inviting accommodation comprising Hallway, Lounge, Kitchen/Breakfast Room, Two Double Bedrooms and Bathroom. The apartment enjoys unrivalled views over Tenby's North Beach, The Croft, Castle Hill and the coastline beyond. It also takes in the iconic view over the working Harbour. The Croft Court Development benefits from private parking available upon request and an on-site caretaker six days a week. Apartment 25 also benefits from lift access from the communal lobby. Externally there is a well-kept communal gardens, with pretty flower beds and lawns, providing 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. An ideal retirement property or first purchase.





Entrance

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

Hallway

Enter through hardwood door into Hallway. Doors to all rooms. Door to large storage cupboard. Laminate flooring.





Lounge

3.81m x 3.76m (12'6" x 12'4")

Large window to the front with stunning views over the North Beach, the Town and Tenby Harbour. Space and connection for electric fire with slate hearth. Door to Bedroom 2.

Bedroom One

2.62m x 2.59m (8'7" x 8'6")

Double bedroom with large window to the front, with ever-changing views overlooking the North Beach towards Tenby Harbour.

Bedroom 2

3.02m x 2.44m (9'11" x 8'0")

Double bedroom with large window to the rear



Kitchen/Breakfast Room

2.92m x 1.85m (9'7" x 6'1")

Window to side. Fitted with a range of base and wall mounted units with coordinating worktop and Breakfast Bar with space for 2 seats. Inset stainless steel sink and drainer with mixer tap. Integral electric hob and oven with extractor over. Space and connection for under counter fridge. Wall mounted Worcester combi-boiler. Partly tiled walls and tiled floor.

Bathroom

Two frosted windows to rear. Bath with electric shower over. WC and pedestal wash hand basin. Part tiled walls. Tiled floor.

Externally

Croft Court also has its own well-kept communal gardens on the opposite side of the road, overlooking Tenby's famous North Beach and beyond; on a clear day you can see the Gower Peninsula. Private off road parking spaces are available to all residents for no additional cost, spaces are allocated on a first come first served basis, 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 maintenance charges from 2019 to 2023 average out at £759.27 every 6 months which includes a 10% maintenance fund reserved for capital projects. Flat 25 contribution is 1.4% of the total expended plus the 10%.

All mains services are connected.

No restrictions on holiday letting or long term letting.

Pets are permitted with the permission of the Landlord.

Council Tax Band B

Directions

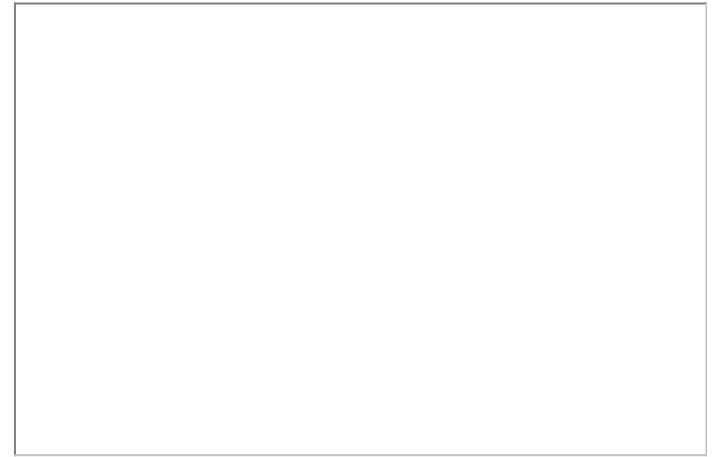
From our office proceed to the top of Upper Frog Street and turn right. At the junction turn left and continue for a few yards taking the next right turn onto The Croft. Croft Court flats will be found after a short distance on the left hand side.



25 Cret Court



For illustrative purposes only, not to scale.





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