



3 Wimbledon Court, St Florence Parade, Tenby

Offers In Region Of £249,950

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CHANDLER ROGERS  
ESTATE AGENTS

### 3 Wimbledon Court, St Florence Parade, Tenby

Flat 3 Wimbledon Court is a lovely Ground Floor Apartment situated in a fantastic central location within a level walk to the town centre and all it's amenities. Overlooking Tenby's Historic Town Walls, the apartment offers spacious and well appointed accommodation comprising Kitchen, Lounge/Dining Room, two Double Bedrooms, and Shower Room. The property is situated within the purpose built complex of Wimbledon Court for the over 50's and benefits from double glazed windows, gas fired central heating, communal gardens and allocated parking for one vehicle.





## THE PROPERTY

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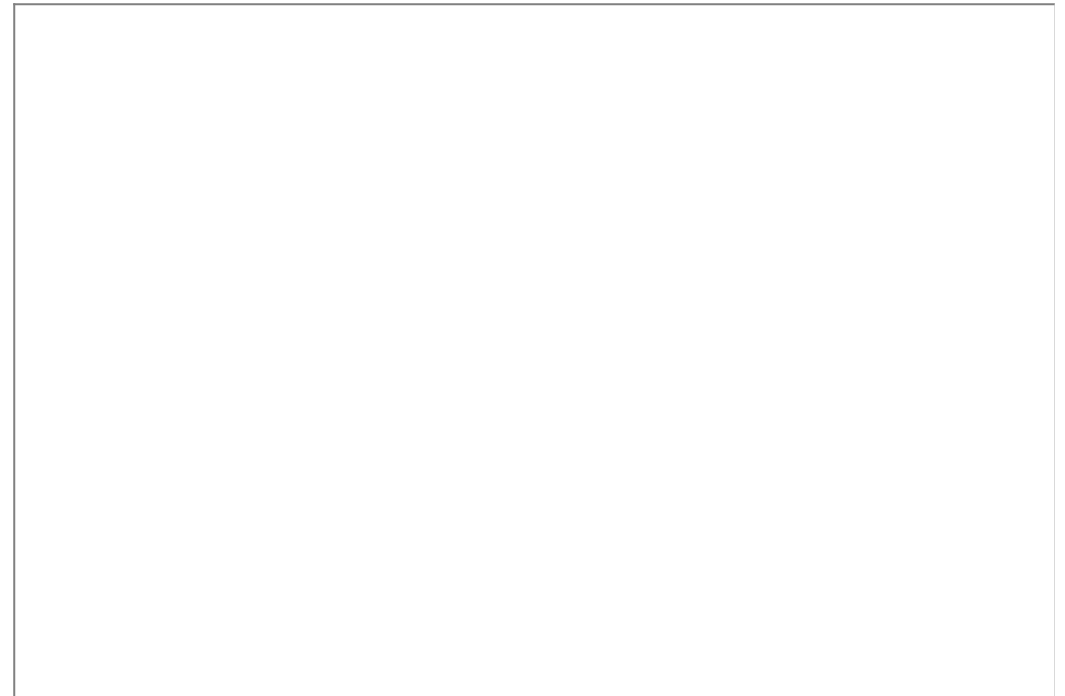
## Communal Lobby

The complex is accessed from the side lobby by St Florence Parade where there is an intercom system, a lift facility and stairs to all floors. Flat 3 can also be accessed from the other side adjacent to the apartment's allocated parking space and the communal gardens.



## Hall

Enter through glazed uPVC door into Hallway. Doors to all rooms. Door to large closet.



## Kitchen

2.64m x 2.57m (8'8" x 8'5")

Timber frame box sash window to rear. Fitted with a range of wall and base units with matching worktop. Inset 1.5 stainless steel sink with mixer tap over. Space and connection for electric cooker with extractor hood over, fridge, freezer and washing machine. Wall mounted Vaillant gas combi boiler. Part tiled walls.

## Lounge/Dining Room

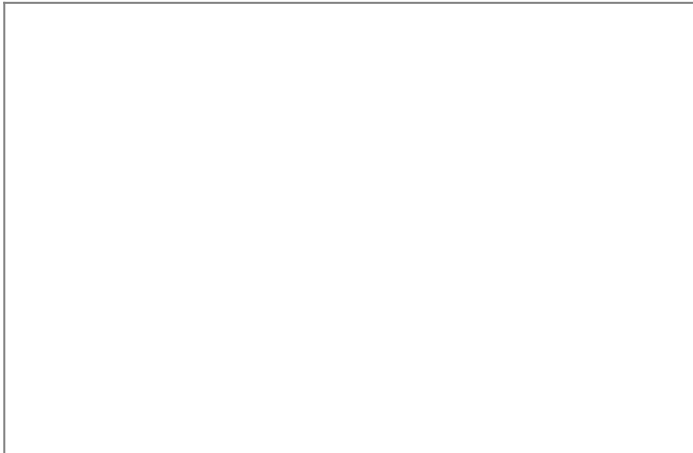
5.64m x 3.25m (18'6" x 10'7")

Timber frame box sash window to front with secondary glazing, enjoying views over the historic town walls. Ample space for lounge and dining suites.

## Bedroom 1

5.28m x 2.84m (17'4" x 9'4")

Timber frame box sash window to front with secondary glazing. Built in triple wardrobes.



## Bedroom 2

3.02m x 2.13m (9'10" x 6'11")

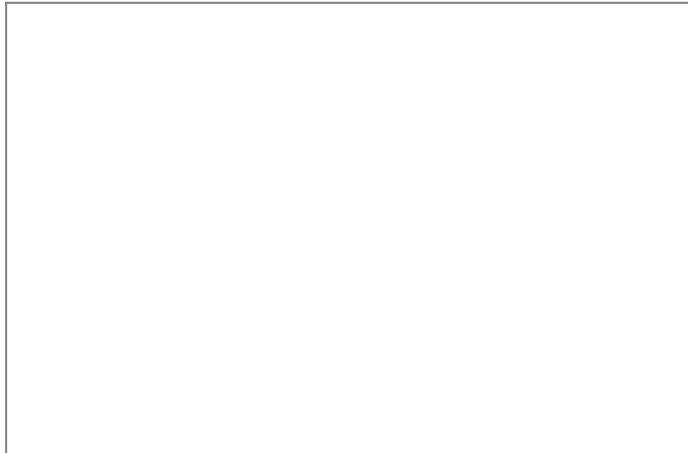
Timber frame box sash window to rear with secondary glazing. Sliding mirrored doors to large built in wardrobe.

## Shower Room

Fitted with matching suite comprising WC, pedestal wash hand basin with shaving light above, and mains shower in curved glazed enclosure. Extractor. Fully tiled walls.

## Externally

Outside the property are beautifully tended communal gardens. Adjacent to the apartment is an allocated parking space for one vehicle.



## Property Information

We are advised the property has a Share Of The Freehold, 967 years remain on 999 year lease.

Service charge £685 per six months, payable bi-annually. (£1,370 per annum)

Ground Rent £1 per annum

All mains services are connected.

Council Tax Band E.

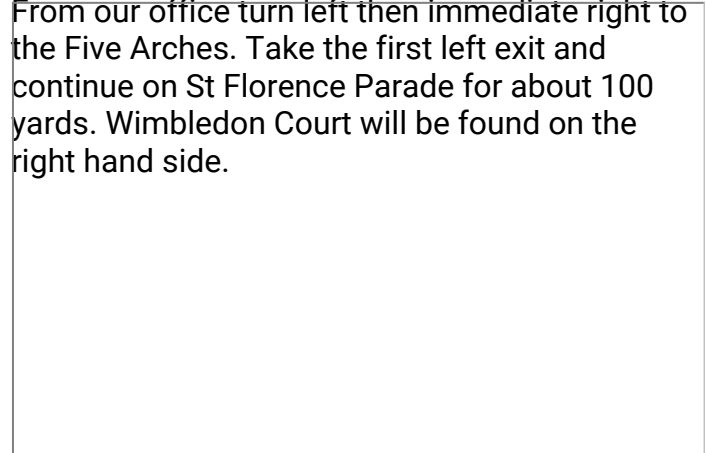
Please note: Wimbledon Court cannot be commercially holiday let, and is intended for the over 50's only.

Pets are permitted with permission from the landlord.

Managing Agents are Birt & Co.


## 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.





# 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>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

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For illustrative purposes only, not to scale.

