



10 South Beach Court, The Esplanade, Tenby Seafront

Offers In Region Of £649,950

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CHANDLER ROGERS  
ESTATE AGENTS



10 South Beach Court, The Esplanade, Tenby  
Seafront







## THE PROPERTY

An excellent opportunity to purchase a spacious Three Bedroom Apartment on the second floor of this exclusive front line development, with uninterrupted stunning sea views of Caldey Island and the South Beach. Currently used as a holiday lettings business with proven high yields, the apartment offers generous and stylish accommodation comprising Hallway, Lounge/Dining Room, Kitchen, Three Double Bedrooms, the Master having En Suite facilities, and a Family Bathroom. The apartment also benefits from quality features such as wood framed double glazed sash windows throughout, ornate coving and dado rails, which are in keeping with the period building, and gas central heating throughout. The building benefits from immaculate communal areas, a secure intercom system, lift access, and communal gardens. South Beach Court is located directly overlooking the South Beach, a short stroll along the Esplanade to the Town centre with all its amenities. An beautiful home or ideal investment opportunity with viewing highly recommended.



## COMMUNAL ENTRANCE

Enter via Communal Entrance on the Esplanade. Lift to second floor.

## HALLWAY

Enter apartment into 34ft long hallway which has recessed ceiling spotlights, two radiators and the intercom telephone system. Carpeted throughout with doors to all rooms.







## LOUNGE/DINING ROOM

7.06m x 6.15m (23'2" x 20'2")

Spacious Lounge area, to the front is a double glazed sash bay window and a further generous picture window, both with uninterrupted views over to Caldey Island and the South Beach. Ornate coving and recessed ceiling spotlights and a glazed pair of doors leading into the kitchen.

## KITCHEN

3.96m x 3.07m (13'0" x 10'1")

Fitted with a range of wall and base units with matching worktop. Four ring integral electric hob with extractor fan over, eye level electric oven and microwave. Integral dishwasher and fridge freezer along with washer/dryer. There is a double glazed sash window with an outlook onto Victoria Street and the sea beyond. Recessed ceiling spotlights. Wall mounted Vaillant gas combi boiler.

## MASTER BEDROOM



## EN SUITE SHOWER ROOM

En-suite shower room with chrome and glass fitted semi-circular enclosed Mira shower. Floor to ceiling tiles, laminate flooring. Frosted sash windows to the side. WC and wash hand basin which is set into a vanity unit with mirror above with shaver light. Heated towel rail.

## BEDROOM TWO

3.43m x 2.62m (11'3" x 8'7")

Double glazed sash windows, with views overlooking Tenby golf course. Recessed ceiling spotlights.

## BEDROOM THREE

3.56m x 2.74m (11'8" x 9'0")

Double glazed sash windows with views overlooking Tenby golf club and recessed ceiling spotlights.



## BATHROOM

2.59m x 2.24m (8'6" x 7'4")

Floor to ceiling ceramic tiles. Bath with overhead shower, WC, wash hand basin set into vanity unit, mirror with shaver light. Recessed ceiling spotlights and heated towel rail.

## PROPERTY INFORMATION

We are advised the property has a Share Of The Freehold, 981 years remain on a 999 year lease

Service charge £1200 per annum, there is a sinking fund and an annual charge comes out of the maintenance. Charge covers all upkeep of block including windows. The service charge is payable to South Beach Court Trust, of which each owner is a member.

Pets are allowed by agreement of the Management Company (Birt & Co)

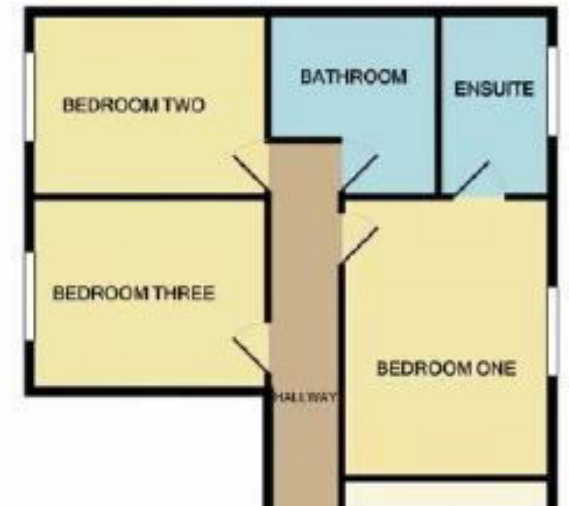
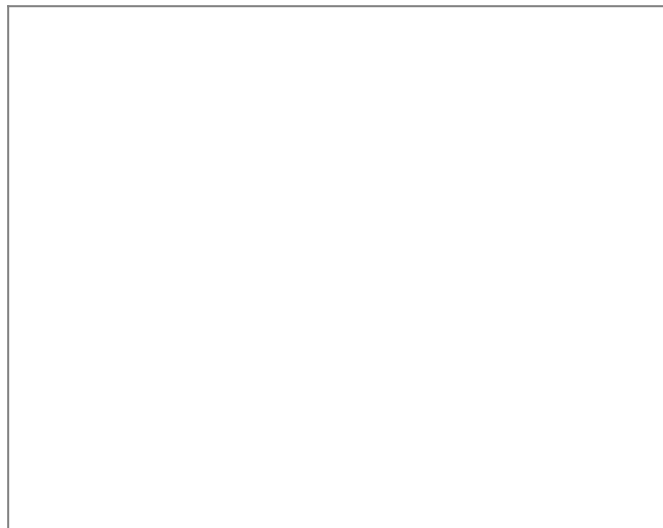
Council tax band G

Residents' permit parking is available upon request









*Very energy efficient – lower running costs*

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

79

63