



9 Clareston Court, Tenby

Offers In Region Of £135,000

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CHANDLER ROGERS
ESTATE AGENTS

9 Clareston Court, Tenby





THE PROPERTY

This beautifully presented ground floor apartment is located within the development at Clareston Court, and enjoys a private aspect not facing the street. The building has a secure entry system, a lift facility and allocated parking in the communal parking area. The apartment has been updated and upgraded to a very high standard by the current owners including new kitchen and bathroom suites, chic decor and quality fitted carpets throughout. The accommodation comprises Entrance Hall, Lounge, Kitchen, Bathroom and Two Bedrooms, and benefits from electric heating and uPVC double glazing. Tenby is a popular resort with some of the best beaches on the Pembrokeshire coastline as well as a working harbour and cobbled streets with a variety of shops, restaurants, pubs, etc, all of which are within walking distance of the property. An ideal investment, first time purchase or retirement property.

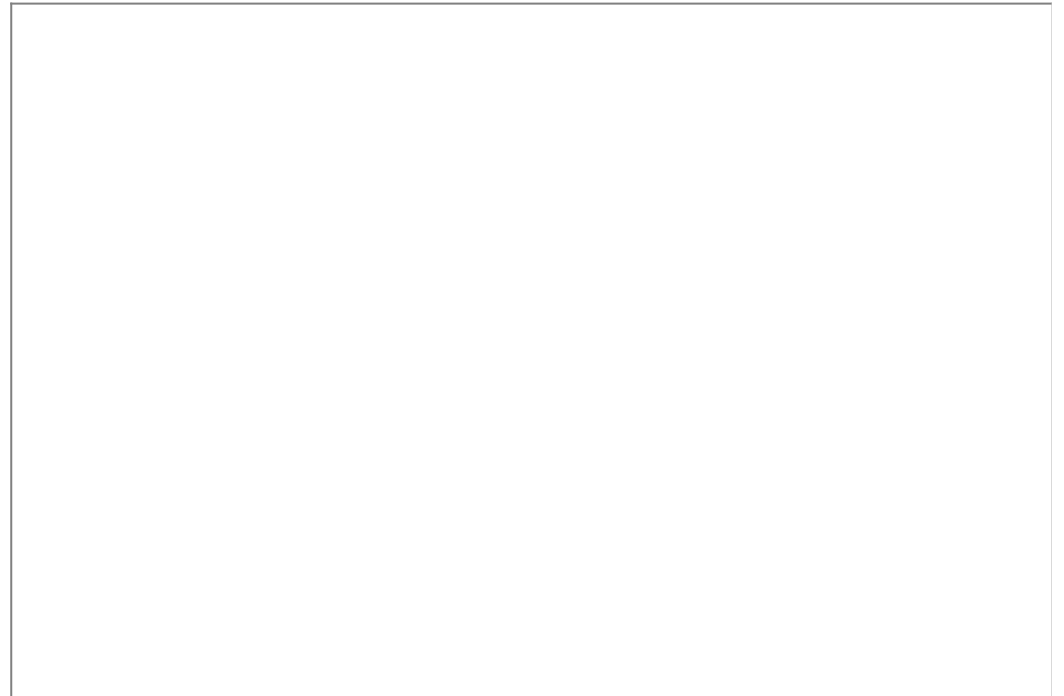


AGENT'S NOTE

This property carries a restrictive covenant which does not allow commercial holiday letting.

HALLWAY

Doors to all rooms. Doors to two large closets, one housing the newly installed electric immersion tank. Secure telephone entry system.



LOUNGE/DINER

4.47m x 2.67m (14'8" x 8'9")

Window to front. Wall and ceiling lights. Door to Kitchen.

KITCHEN

2.31m x 1.75m (7'7" x 5'9")

Window to front. Fitted with a range of base units with matching worktop extending to splashback. Inset stainless steel sink and drainer. Space and connection for washing machine, upright fridge freezer and electric oven with extractor over. Part tiled walls. Vinyl flooring.

BEDROOM 1

4.52m x 2.49m (14'10" x 8'2")

Window to front. Built in double wardrobe.

BEDROOM 2

4.52m x 1.78m (14'10" x 5'10")

Window to front.

BATHROOM

2.01m x 1.78m (6'7" x 5'10")

Fitted with matching modern suite comprising pedestal wash hand basin, WC, and bath with electric shower over. Extractor fan. Heated towel rail. Part tiled walls. Tiled floor.

COMMUNAL AREA

The apartment is accessed through a secure entry system into a well maintained communal lobby, where there are stairs and a lift to all floors.

ALLOCATED PARKING SPACE

Allocated parking for one car is provided in the car park.

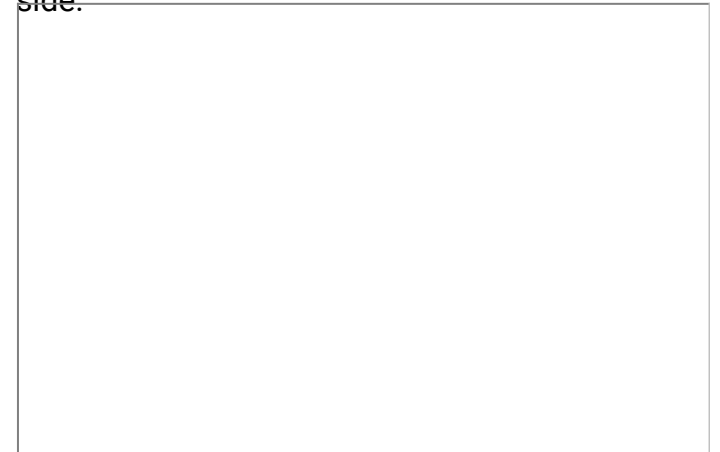
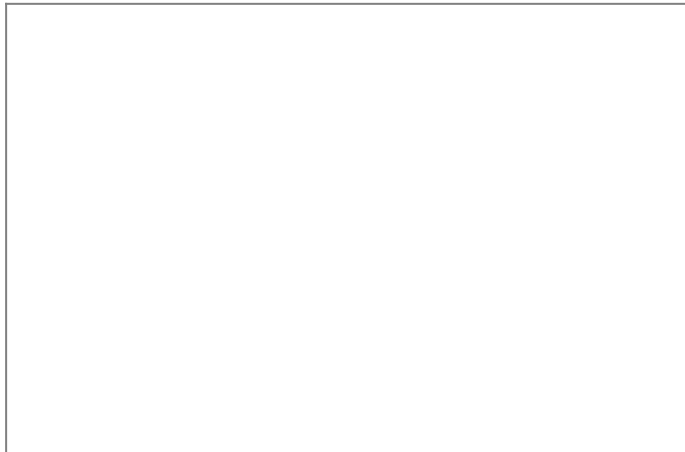
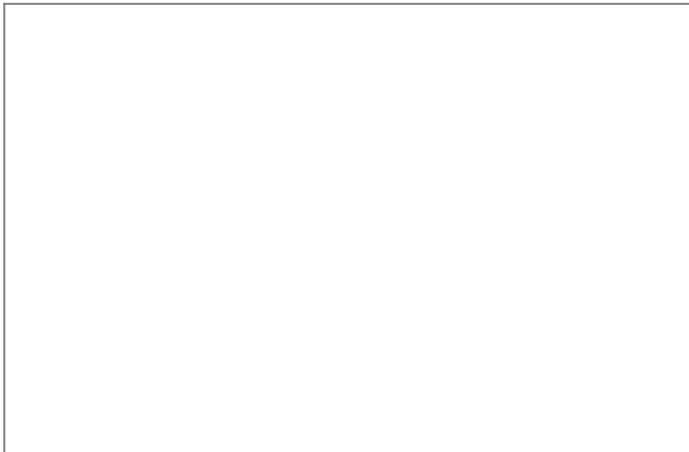
PROPERTY INFORMATION

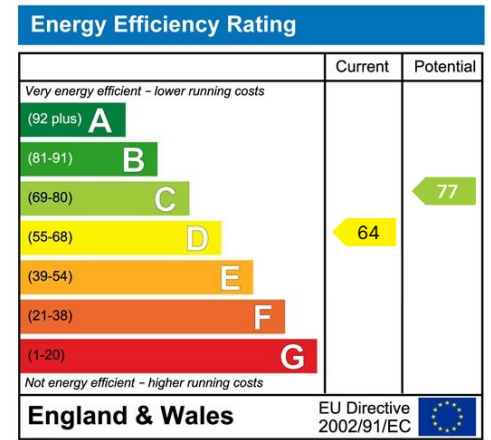
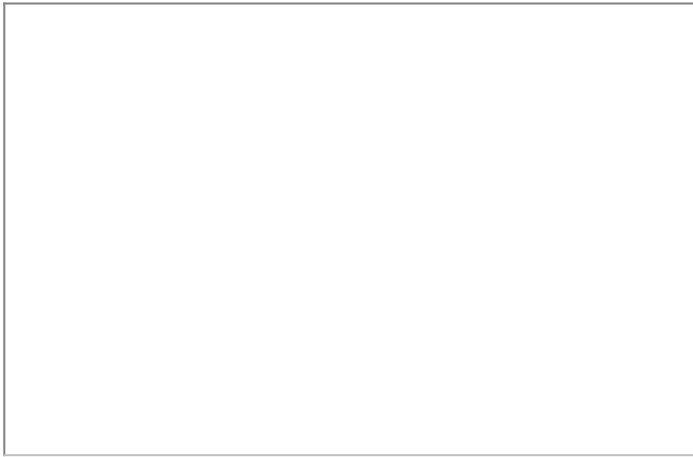
We are advised the property has a Share Of The Freehold, 966 years remain on a 999 year lease. Service Charge £1,530 (£765.12 paid every 6 months) p.a, this covers buildings insurance and water rates. Windows are also covered in this management fee.

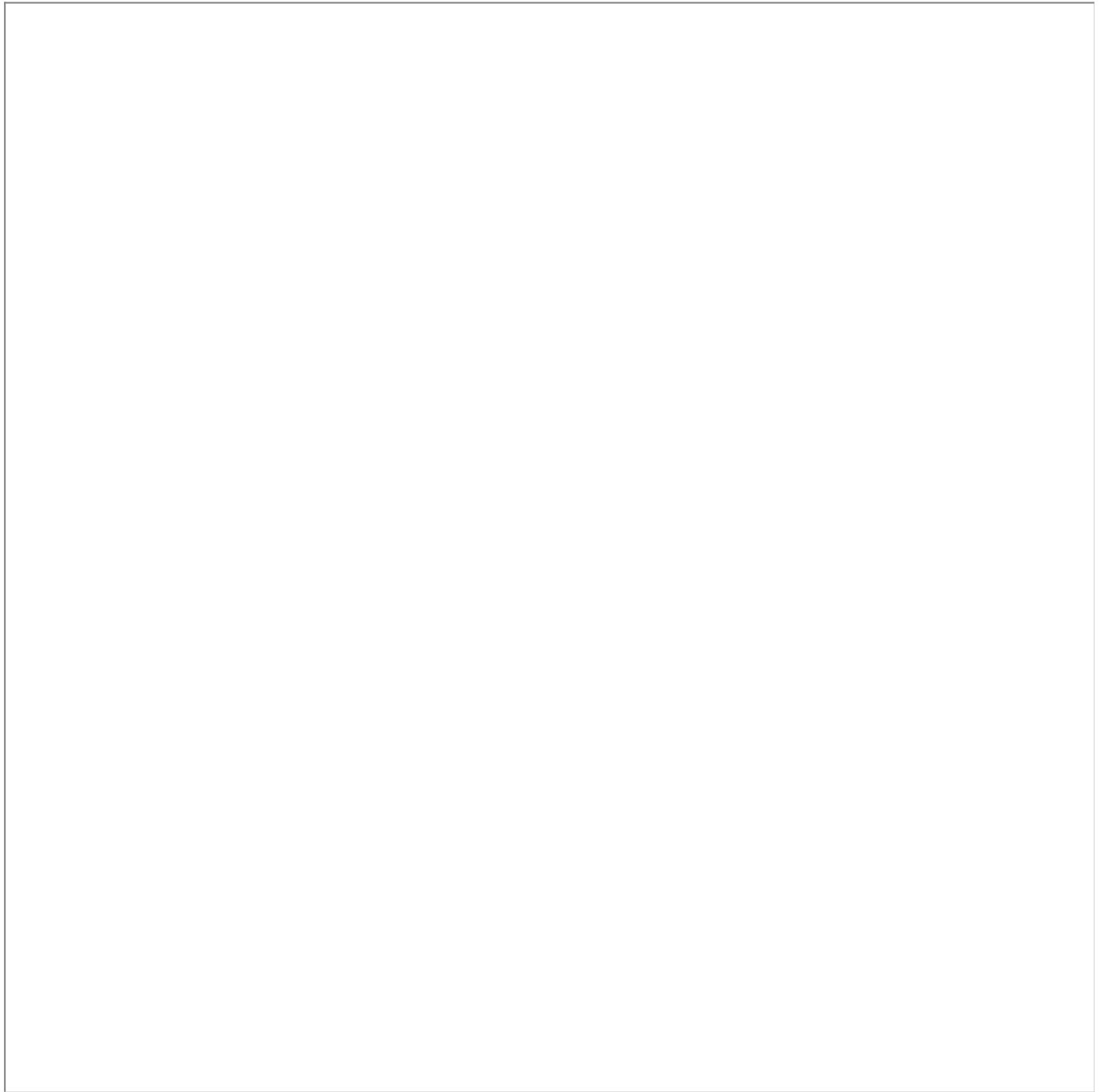
No Ground Rent

DIRECTIONS

From our office proceed to the top of Upper Frog Street and turn left. At the junction continue straight across into Warren Street. Proceed to the end of the street and turn left. Clareston Court will be found immediately on the left hand side.







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For illustrative purposes only, not to scale.

