



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

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12 Clareston Court
Station Road
Tenby SA70 7LZ

£90,000

Flat
Leasehold



A comfortable ground floor one-bedroom flat in central Tenby. Perfectly situated near to the beaches, supermarket, and train station, the property is just a stone's throw away from the local amenities and the stunning coastline that Tenby is renowned for.

The property comprises a lounge, kitchen, bathroom, and double bedroom, with spacious storage cupboards.

This flat is perfect for first-time buyers, or those looking to downsize or move to the town centre. With its prime location and essential amenities, it presents an excellent opportunity to enjoy the best of Tenby.



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S

- **Ground Floor Apartment**

- **One Bedroom**

- **Beaches Nearby**

- **Close to Tenby Train Station**

- **Close to Tenby Town Centre**

- **No Onward Chain**

Hallway

The hall has a large storage cupboard at each end, one of which houses the immersion water heater.

Living/Dining Room 13'5" x 8'10" (4.1 x 2.7)

Living room carpeted flooring, centre ceiling light and wall lights, uPVC window and door to the kitchen.

Kitchen 7'2" x 7'2" (2.2 x 2.2)

Kitchen with floor and wall units, sink with drainer, uPVC window to the front and space for appliances.

Bedroom 11'5" x 8'2" (3.5 x 2.5)

A double bedroom with built in wardrobe, carpet flooring, centre ceiling light point, uPVC window.

Bathroom 8'2" x 11'5" (2.5 x 3.5)

Partly tiled bathroom, with suite comprising bath with shower attachment, WC and pedestal sink, with electric towel radiator.

Please Note

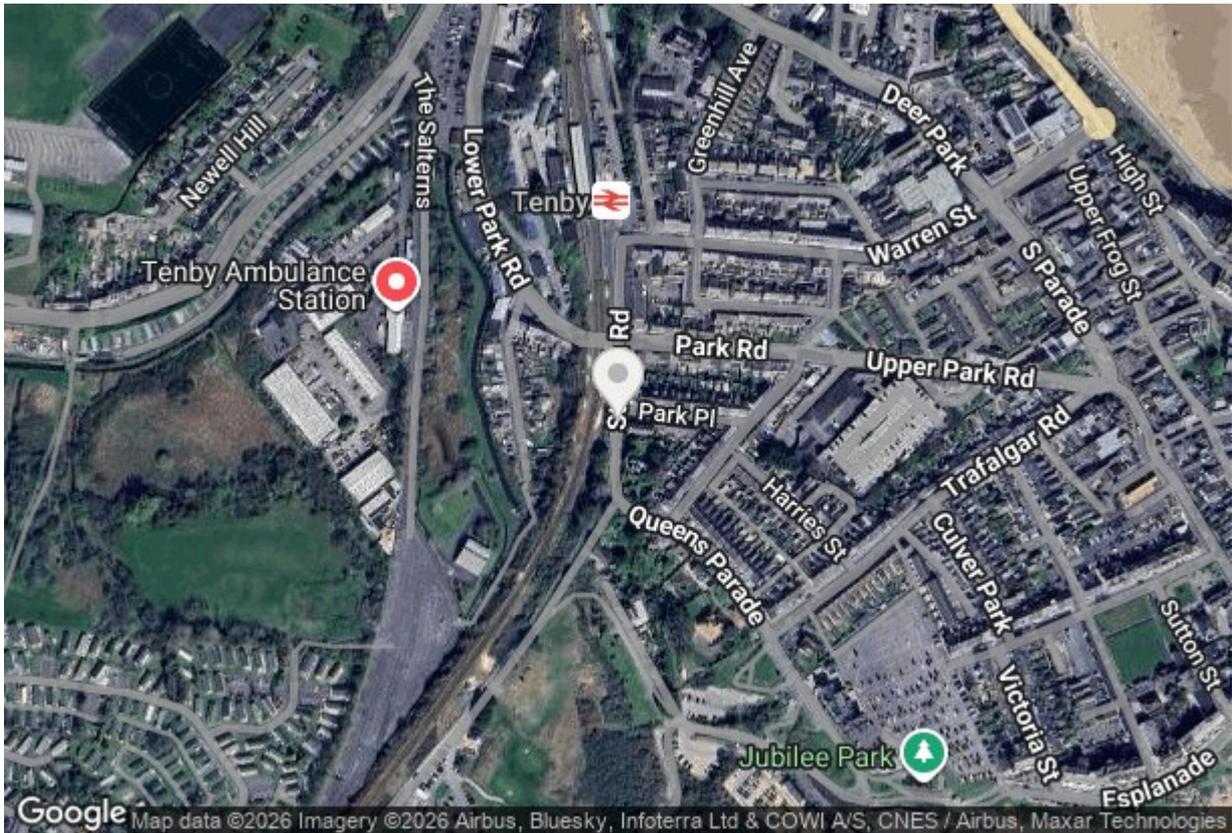
The Pembrokeshire County Council Tax Band is C - approximately £1,862.85 for 2025/26

The property is sold on a leasehold basis with a lease length of 999 years from 1991.

We are advised that mains electric and water is connected to the property. The apartment is heated with a mix of night storage and electric room heaters.

The current six-monthly service charge amount is £509.98.

Holiday letting is not allowed. Pets allowed with consent of the freeholder.



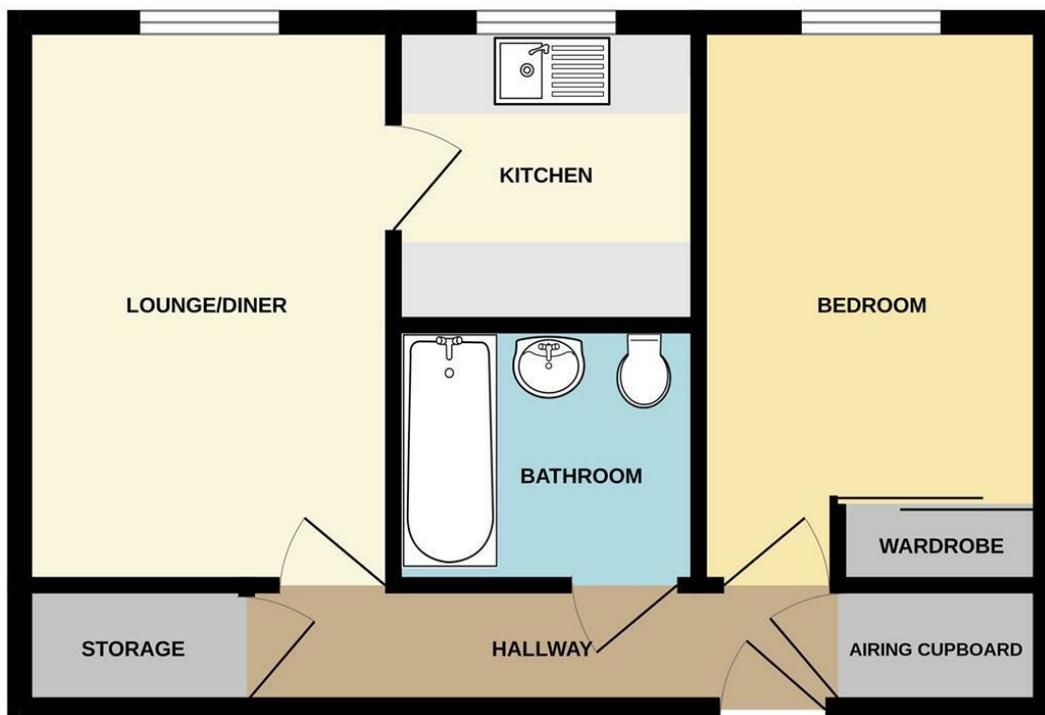
Head down Warren Street to the train station. Follow the road round to the left and then after about 50 yards there is an opening on the left-hand side. Entry is into the communal hallway via buzzer entry system, and the flat is located on the ground floor. The agent will meet you at this door.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 398 sq.ft. (37.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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