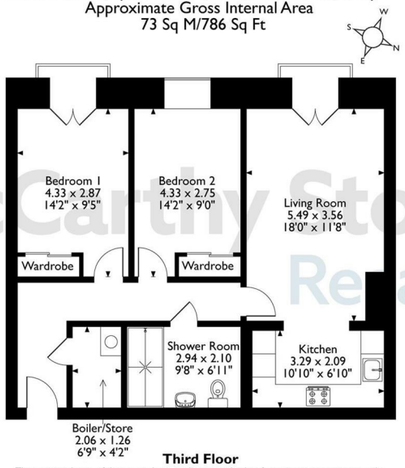
Excellent

Trustpilot

McCarthy & Stone
Resales.

Paxton Court, Apartment 22, White Lion Street, Tenby
Approximate Gross Internal Area
73 Sq M/786 Sq Ft



Third Floor

The position & size of doors, windows, appliances and other features are approximate only.
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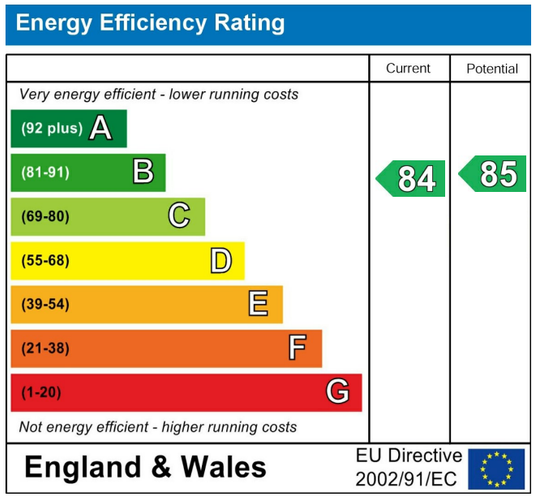

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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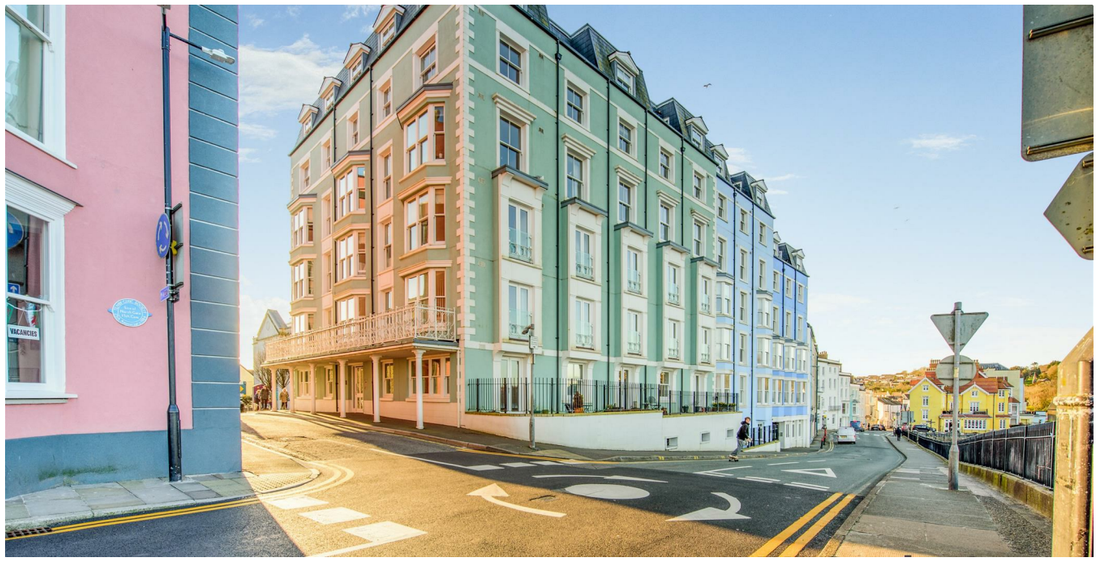
The Property Ombudsman



22 Paxton Court

White Lion Street, Tenby, Pembrokeshire, SA70 7ET

2 | 1 | Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 22 Paxton Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £299,950
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Third Floor Apartment - Lift Access To All Floors
- Well Equipped Kitchen With Integrated Appliances
- Two Double Bedrooms
- Two Juliet Balconies
- Invaluable Gated Covered Car Parking (subject to availability)
- Homeowners Lounge and Atrium
- Landscaped Communal Gardens
- 24/7 Careline For Peace Of Mind
- Close to Town Centre Amenities
- House Manager Oversees The Smooth Running Of The Development

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

22 Paxton Court, Tenby, Pembrokeshire

2 | 1 | Asking price £299,950

INTRODUCTION:

Paxton Court is an elegant building of Georgian styled elevations in one of the most desirable locations along the Welsh coastline overlooking Tenby's iconic North Beach and Harbour. The development was completed in 2014 by award-winning developers McCarthy Stone and is an architecturally striking development occupying a commanding 'front-line' position within a quarter mile distance of the Town Centre amenities and the seafront of this famous coastal location. Tenby's hilltop position led to its early settlement as a Welsh stronghold, which was replaced in medieval times by a Norman Castle and walled town. Part of the town walls survive to this day and are an attractive feature at the entrance to the old town. From the early 19th century, Tenby became a fashionable holiday destination and its attractions to the holidaymaker are just as obvious today, with the fantastic beaches stretching to the north, the west, and the south of the town. Stroll the narrow cobbled streets of Tenby itself or just sit in one of the many cafes and watch the world go by.

Paxton Court is specifically designed to provide an independent living exclusively for those over 55 years of age. The development enjoys a host of facilities for the benefit of home owners not least of which is the beautiful communal lounge leading to the lovely landscaped gardens. In addition, there is a lift service to all floors, mobility scooter store, laundry room and underground secure parking. Further peace-of-mind is found in the service provided by our House Manager who oversees the smooth running of the development. In addition, there is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is available to receive family and friends for which a small charge per night is made.

Paxton Court is fortunate to have a secure gated and covered car park and parking is available by an annual permit to its permanent resident (subject to availability)

It's so easy to make friends and to lead a busy and fulfilled life here; there are always plenty of regular activities to choose from including; coffee mornings, games and quiz nights, fish and chip suppers, exercise classes seasonal and themed events and even the occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities or alternatively remain as private as they wish.

ENTRANCE HALL

A spacious hallway with room for typical hall furniture. Having a solid Entrance door and security peep-hole. walk-in storage cupboard with light, shelving and housing the boiler supplying domestic hot water and the Vent Axia heat recovery unit. Illuminated light switches, security intercom system that provides both a visual (via the home-owners TV) and audio link to the main development entrance, emergency pull cord and glazed panelled door to living room.

LOUNGE

A lovely, generous size room that offers an ample amount of natural light. Double doors open to the Juliet balcony. Open plan to the Kitchen.

KITCHEN

Excellent range of cream 'shaker' styled units with woodblock effect laminated worktops and matching upstands incorporating an inset stainless steel sink unit. Integrated appliances comprise; a 4-ringed hob with glazed splash-panel and stainless steel chimney extractor hood, waist-level oven, dishwasher and fridge/freezer. Ceiling downlights and plank effect flooring.

MASTER BEDROOM

A good size double bedroom with double doors opening to the Juliet balcony. Mirror fronted, fitted wardrobe.

BEDROOM TWO

Another good size double bedroom with double glazed window and mirror fronted fitted wardrobe.

WETROOM

Wetroom-styled shower room with modern white sanitary ware comprising; level access walk-in shower with a glazed screen, close-coupled WC, vanity wash-basin with undersink cupboard and mirror, light and shaver point over. Electric heated towel rail, emergency pull cord and fully tiled walls and tiled floor.

PARKING

Parking is at a premium in Tenby and onsite parking is available by annual permit for charged at £250 per annum (Please check with House Manager for availability). Annual Permits are only available to permanent residents. For those who may be seeking a second home, parking is subject to availability and charged at £5 per day, capped at £250 maximum annually.

SERVICE CHARGE

The Service Charge includes -

• Cleaning of communal windows and exterior of apartment windows
• Water rates for communal areas and apartments
• Heating in apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance
• The cost of the excellent House Manager that oversees the smooth running of the development

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Annual service charge fee of £5,827.98 for financial year ending 30.09.27

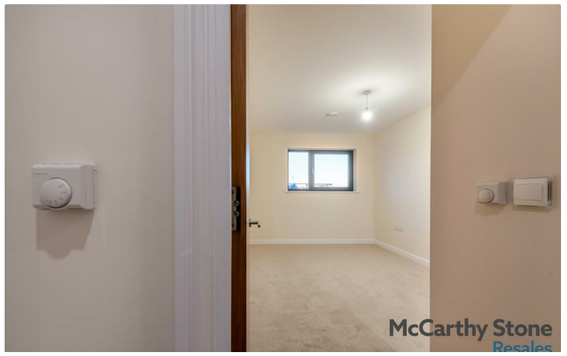
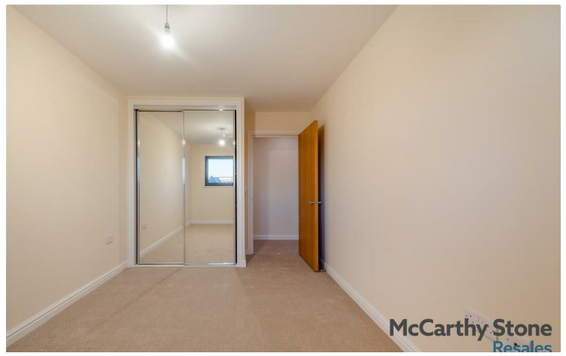
LEASEHOLD

Lease: 125 Years from 1st Jan 2014
Ground rent: £495 per annum
Ground rent review date: 1st Jan 2029

ADDITIONAL INFORMATION & SERVICES

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.
• Part Exchange service to help you move without the hassle of having to sell your own home.
• Removal Services that can help you declutter and move you in to your new home.
• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

• Fibre to the Cabinet Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage