



50 The Clicketts, Tenby
PRICE REDUCED TO SELL
OFFERS IN REGION OF £134,950

- First Floor Apartment
- Two Bedrooms One Bathroom
- Open Plan Lounge/Kitchen/Diner
- Allocated Parking For 1 Car
- Easy Walking Distance To Town & Beaches
- Ideal First Purchase Or Investment
- Very Well Presented
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THE PROPERTY

A well presented first floor apartment located in The Clicketts on the outskirts of Tenby town. The property benefits from well appointed accommodation comprising Entrance Hall, Lounge, Kitchen, Two Bedroom s and Shower Room. There is a communal garden to the rear of the apartment and an allocated parking space for one vehicle. The apartment further benefits from double glazing. The centre of town with its shops, cafes and amenities, as well as the lovely beaches and working harbour are all within a short walk. An ideal first time purchase or investment.

ENTRANCE

Enter through uPVC door with frosted pane into Hall. Velux skylight to front. Stairs to first floor.

HALLWAY

Door to all room. Hatch to 17' x 13' fully boarded loft space.

LOUNGE/KITCHEN/DINER

25' 0" x 14' 7" (7.62m x 4.44m)

L shape open plan room.



KITCHEN/DINER

Window to front. Fitted with a range of wall and base units with matching working and breakfast bar with space for four seats. Inset 1.5 sink and drainer with mixer tap over. Integral electric four ring hob and oven with extractor over. Space and connection for washing machine. Spot lights. Fully tiled walls and floor.



LOUNGE

Double aspect windows to side and rear. Laminate flooring.



BEDROOM 1

10' 4" x 6' 3" (3.15m x 1.91m)

Window to front. Laminate flooring



BEDROOM 2

12' 2" x 8' 4" (3.71m x 2.54m)

Window to rear.



SHOWER ROOM

8' 8" x 5' 9" (2.64m x 1.75m)

Frosted window to front. Fitted with matching suite comprising WC and pedestal wash hand basin. Electric shower in walk in enclosure. Part tiled walls. Vinyl flooring.



EXTERNALLY

Communal garden to the rear. Allocated parking space for one vehicle.



PROPERTY TENURE

We believe the property to be Leasehold, 969 years remain on a 999 year lease
Service charge £133.91 quarterly (£535.64 per year)
Ground Rent £100 per year

DIRECTIONS

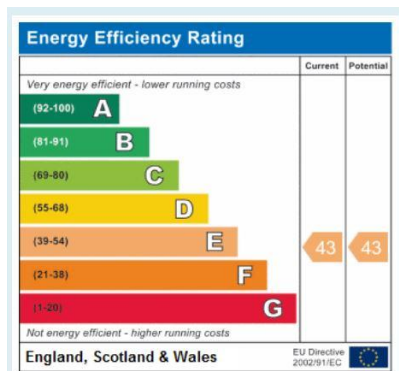
Leave Tenby on the Marsh Road and head towards Penally . After about half a mile turn right signposted for the Leisure Centre. Proceed past the Leisure Centre taking the first right turn into The Clicketts. No 50 will be found immediately ahead on the T junction.

FLOOR PLAN



For illustrative purposes only, not to scale.

ENERGY PERFORMANCE GRAPHS



These particulars, whilst believed to be accurate, are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact. But must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.