



24 Croft Court, Tenby

An Immaculate Three Bedroom apartment on the 2nd floor of this purpose built block approx 100 metres from the picturesque North Beach and a level walk into town. Croft Court has the added benefit of 2 lifts, parking and a resident caretaker therefore would make an ideal investment or holiday home. The property also benefits from Upvc double glazing throughout and a gas fired combination boiler. EPC Rating C.

Asking Price £184,950

Tenure Leasehold



LOCK HOUSE C.1750

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



DIRECTIONS

From our office head up through Tudor Square to North Beach Esplanade. Drive straight over the mini round about and turn right after the zebra crossing. Croft Court is further down on the left hand side and Number 24 is located on the 2nd floor via the stairs or passenger lift.

The property is entered via a solid wood front door which opens into the hallway.

ACCOMMODATION COMPRISES

Lounge/Diner. Kitchen/Breakfast Room. Family Bathroom. Three Bedrooms.

KITCHEN/BREAKFAST ROOM

13'1 X 7'7 (3.99M X 2.31M)

Kitchen has recessed spotlighting, Upvc double glazed window to the rear of the property, fitted kitchen comprising a range of wall and floor mounted units, integral Hotpoint ceramic hob with electric oven under and extractor fan over, space and plumbing for washing machine, single stainless sink, space for fridge/freezer, central heating radiator and tiled floor. The kitchen also houses the Valiant gas combination boiler,



BEDROOM ONE

8'1 X 6'11 (2.46M X 2.11M)

Bedroom one has centre ceiling light point, Upvc double glazed window to the rear of the property and central heating radiator.



LOUNGE/DINER

14'8 X 12'5 (4.47M X 3.78M)

Lounge/diner has recessed spotlighting, Upvc double glazed windows to the front with a Upvc double glazed door opening onto the balcony, TV point, and central heating radiator.

SHOWER ROOM

6'8 X 6'0 (2.03M X 1.83M)

Bathroom has recessed spotlighting, two Upvc double glazed obscure glass windows to the rear of the property, full height tiling all round, shower cubicle with mains shower, heated towel rail, close coupled WC and wash hand basin built into vanity unit.



BEDROOM TWO

10'11 X 10'0 (3.33M X 3.05M)

Bedroom two has centre ceiling light point, Upvc double glazed window to the rear of the property and central heating radiator.



BEDROOM THREE

12'11 X 9'6 (3.94M X 2.90M)

Bedroom three has centre ceiling light point, Upvc double glazed window to the front of the property and central heating radiator.



NOTE

The Council Tax for 2015/16 is £1059.53

Built Circa 1960 - 79 flats - 7 storeys (999 yr lease)

Ground Rent - £7.50 half yearly

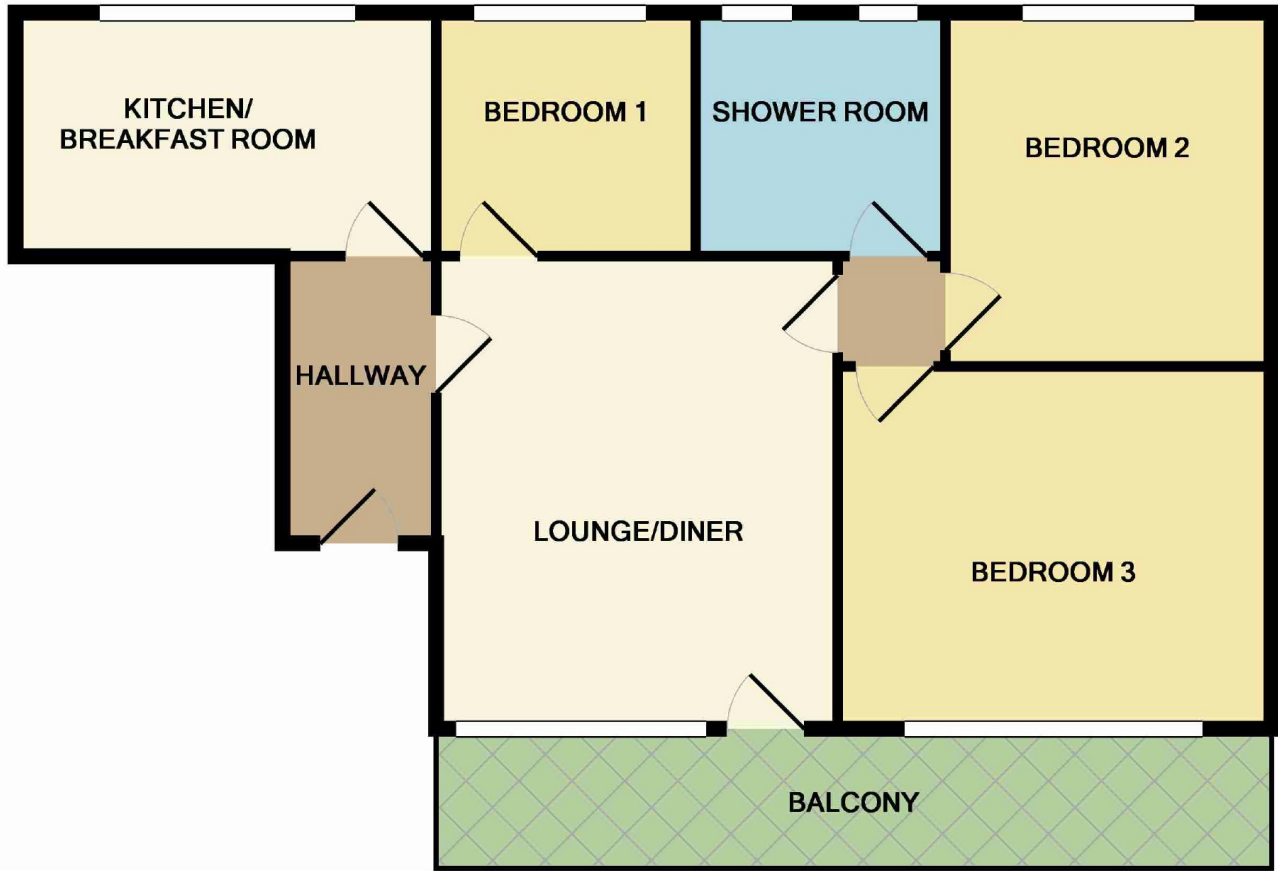
Service Charge - £699.52 half yearly (For period 1/01/15 to 30/06/15)

COUNCIL TAX BAND

The Council Tax Band for this property is - Band D

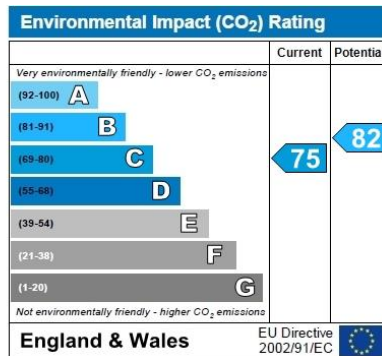
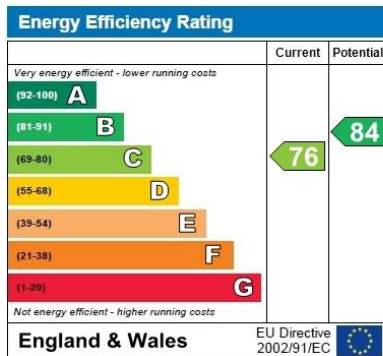
FLOOR PLAN

Not To Scale - For Illustration Purpose only



24 CROFT COURT, TENBY

Measurements are approximate. Not to scale. Illustrative purposes only
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