



Flat 10, Islay Court, Tenby S A70 7DY

Offers in the region of £229,000

Apartment With Outstanding Sea Views
Very Well Presented Throughout
Short Walk To Beach & Town
Large Car Park Nearby
Ideal Retirement Holiday Home

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

SD/WJ/78328/021020

DESCRIPTION

*****WELL PRESENTED
APARTMENT WITH
STUNNING SEA VIEWS*****

This extremely well appointed top floor (4th) apartment enjoys superb views along Tenby's South Beach to Giltar Point, Caldey Island and surrounding area. The open plan living area has large double glazed dormer windows giving the terrific views.

Islay Court is within a few yards of a large car park and only a couple of minutes walk to the beach.

A superb location for your own holiday home.

It is only a few minutes level walk to the walled town centre of the historic town of Tenby with its wide range of shops, restaurants, boutiques and not forgetting the picturesque harbour and beaches.

The apartment is double glazed and has electric heating.

PLEASE NOTE: This property cannot be holiday let under the terms of the lease.

ENTRANCE & HALL

The property is approached via a communal entrance hall with recently refurbished lobby and stairwell leading to the fourth floor landing providing access into the apartment.

ENTRANCE HALL

A spacious split level hallway, carpet, ceiling lights, storage cupboard, door entry phone system.

OPEN PLAN LIVING ROOM/KITCHEN

15'6 x 14'11 (4.72m x 4.55m)

Double glazed window with side panels looking to the rear with outstanding views beyond the car park along south beach, Giltar Point, Caldey Island and the surrounding area, carpet, modern electric fire, 2 ceiling lights, airing cupboard. The kitchen area is fitted with a range of wall and base units with worktop over, tiled splashback, under unit lighting, Indesit oven, hob and extractor, plumbing for washing machine, 1½ bowl sink unit.

BEDROOM 1

11'8 x 8'8 (3.56m x 2.64m)

Three Velux windows to front, carpet, ceiling light, double built-in wardrobe, electric panel heater

BEDROOM 2

11'7 x 5'9 + Door Recess

(3.53m x 1.75m +Door
Three Velux windows to front, carpet, ceiling light, electric panel heater.

BATHROOM

8' x 4'9 (2.44m x 1.45m)
Twin grip panel bath with shower over and shower screen, low level WC, vanity unit, extensive wall tiling, tiled floor, electric heated towel rail.

EXTERNALLY

To the rear is an enclosed communal gardens comprising washing lines and neat lawns with mature shrub beds and borders. In addition, the property does enjoy use of the large boarded loft space.

LEASE DETAILS

The property is subject to a 999 year lease from 29/9/1992. Ground Rent is £20.00pa Current Service

charge £60.00 pcm Each flat allocated 1 share of management company. Full details available at offices of selling agents

SERVICES

We are advised that mains water, electricity and drainage are connected to the property.

VIEWING

By appointment with the selling Agents on 01834 842 859 or e-mail tenby@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisTen or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Tudor Square proceed up through the High St and turn left at the roundabout into White Lion St. Turn left at the crossroads and follow the Parade right along to the sea front onto The Esp lanade and at the end turn right into Victoria St and Islay Ct will be found towards the end of the street on the left.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**John.
Francis**