



9 Clareston Court, Tenby

Number 9 is a Ground Floor Two Bedroom apartment, which is easily accessible as it is located on the same level as the main entrance. The property has the benefit of an allocated parking space, Clareston Court itself is in an excellent location close to the Train Station and approximately a five minute walk from the historic walled town of Tenby with its beautiful beaches and shops. The property cannot be commercially holiday let but would make an ideal holiday home or long term letting investment. EPC Rating TBA

£99,950

Tenure Leasehold



KITCHEN



LOUNGE



DIRECTIONS

Rom our office head up through Tudor Square to the sea front and turn left at the mini roundabout. Go straight ahead at the cross roads into Warren Street and Clareston Court is located at the bottom on your left hand side.

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

ACCOMMODATION COMPRISES

Lounge/Diner. Kitchen. Two Bedrooms. Bathroom

HALLWAY

Hallway has loft access hatch, Dimplex wall mounted electric heater, entry phone system, airing cupboard which also houses the factory lagged hot water cylinder and large walk in cloak cupboard.

LOUNGE

14'8 X 8'9 (4.47M X 2.67M)

Lounge has ceiling light point, uPVC double glazed window to the rear of the property and Dimplex night storage heater.



KITCHEN

7'5 X 5'9 (2.26M X 1.75M)

Kitchen has ceiling light point, uPVC double glazed window to the rear, fitted kitchen comprising a number of wall and floor mounted units, single bowl stainless steel sink with hot and cold taps, space and plumbing for washing machine, space for fridge/freezer and space for electric cooker.



BEDROOM ONE

14'8 X 8'1 (4.47M X 2.46M)

Bedroom one has ceiling light point, uPVC double glazed window to the rear, wall mounted Dimplex electric heater and built in wardrobe.



BEDROOM TWO

14'8 X 5'9 (4.47M X 1.75M)

Bedroom two has ceiling light point, uPVC double glazed window to the rear and wall mounted Dimplex electric heater.



BATHROOM

6'8 X 5'8 (2.03M X 1.73M)

Bathroom has ceiling light point, wall mounted Dimplex pull cord electric heater, bath with electric shower over, WC and pedestal hand wash basin.



NOTE

Six monthly service charge - £621.38

Six monthly lift reserve fund - £50.00

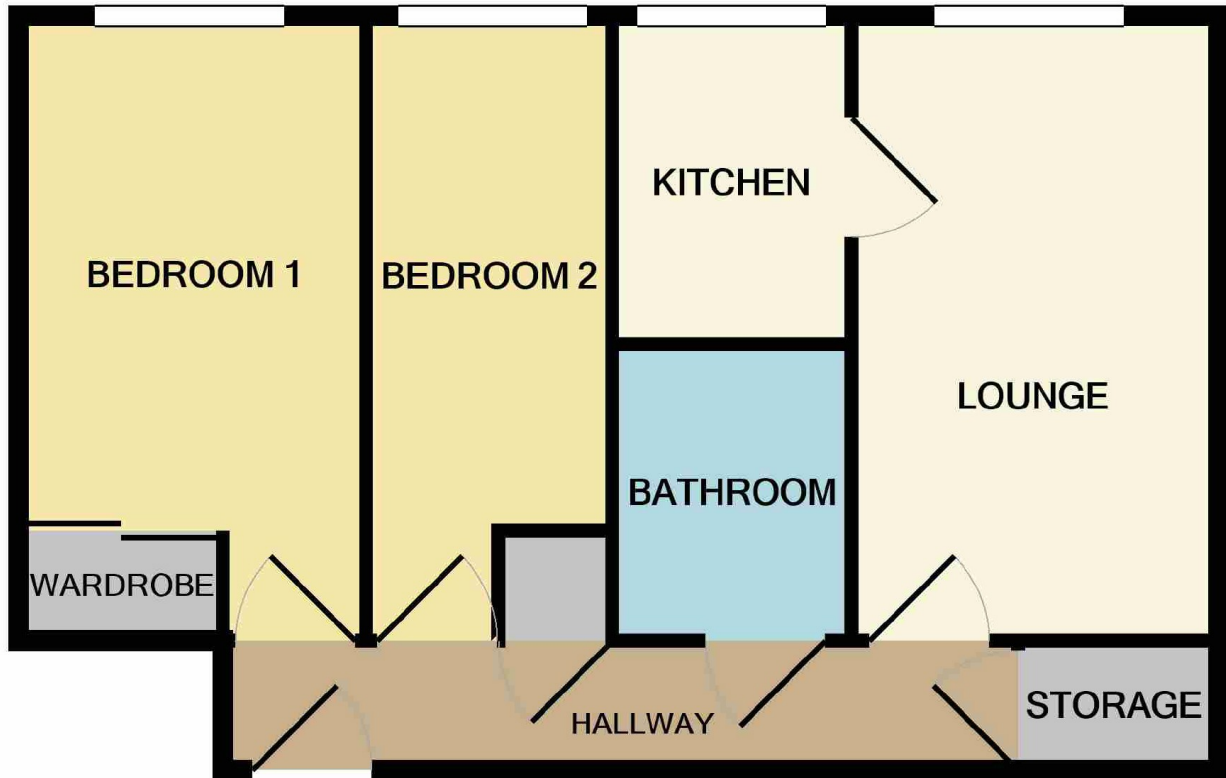
Council Tax for 2020/21 is TBA

COUNCIL TAX BAND

The Council Tax Band for this property is - Band

FLOOR PLAN

Not To Scale - For Illustration Purpose only



CLARESTON COURT, TENBY

TOTAL APPROX. FLOOR AREA 489 SQ.FT. (45.4 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only

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