



32 Clareston Court, Tenby

An opportunity to purchase a Two Bedroom apartment located on the second floor, accessible either via the lift or stairs, and has an elevated outlook. Clareston Court itself is in an excellent location close to the Train Station and approximately five minutes 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 C

£125,000

Tenure Leasehold



KITCHEN



LOUNGE



DIRECTIONS

From 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. Kitchen. Bathroom. Two Bedrooms.

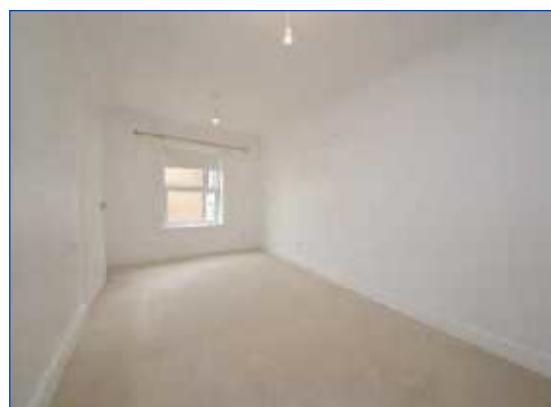
HALLWAY

A solid wood front door opens into the hallway which has a ceiling light point, smoke alarm, entry phone system, large storage cupboard and airing cupboard that houses the hot water tank.

LOUNGE

14'7 X 8'9 (4.45M X 2.67M)

Lounge has two ceiling light points, uPVC double glazed window to the front 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 front, wall and floor mounted units, tiled splash backs, single stainless steel sink with mixer tap over, space for cooker, fridge and washing machine.



BATHROOM

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

Bathroom has hand wash basin, low level WC, bath with electric shower over and glass shower screen, wall mounted electric Dimplex heater.



BEDROOM TWO

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

Bedroom two has ceiling light point, uPVC double glazed window to the front, and Dimplex night storage heater.



BEDROOM ONE

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

Bedroom one has ceiling light point, uPVC double glazed window to the front, Dimplex night storage heater and fitted wardrobe.



NOTE

Council Tax band for 2020/21 is C

Six monthly service charge - £621.38

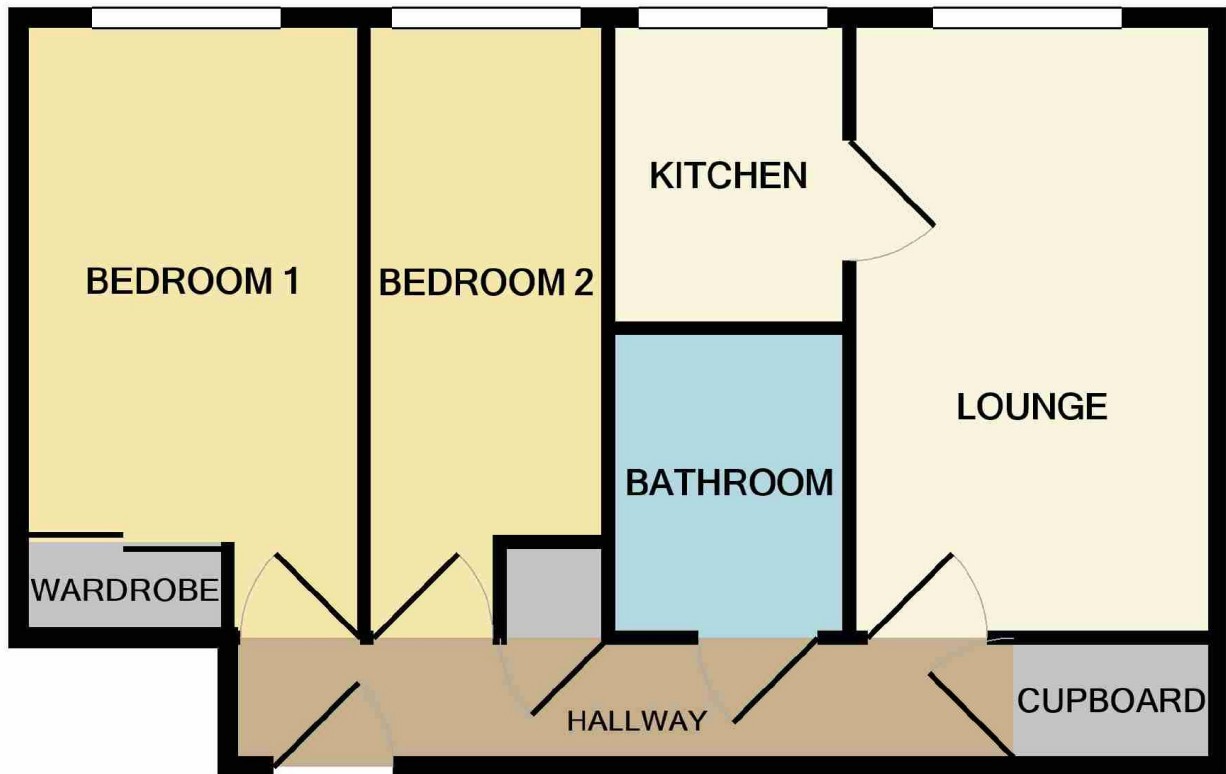
Six monthly lift reserve fund - £50.00

COUNCIL TAX BAND

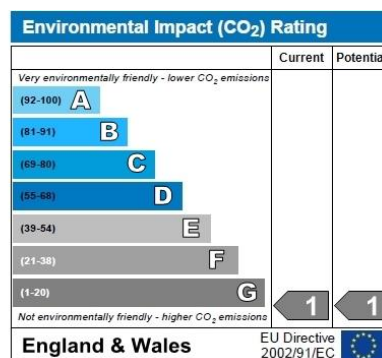
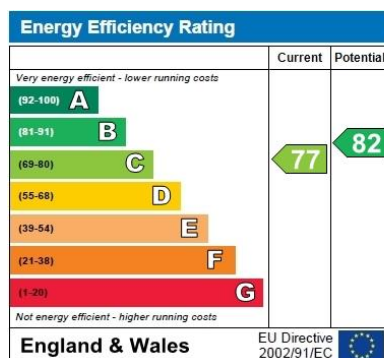
The Council Tax Band for this property is - Band

FLOOR PLAN

Not To Scale - For Illustration Purpose only



CLARESTON COURT, TENBY
 TOTAL APPROX. FLOOR AREA 488 SQ.FT. (45.3 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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